



**Board of County Commissioners**  
**Canyon County Development Services Dept.**  
**Case No. CU2022-0035**

**HEARING DATE** July 17, 2024

**OWNER/APPLICANT** David Olsen

**PLANNER** Dan Lister, Principal Planner

**CASE NUMBER** CU2022-0035 (Amending CU2002-42)

**LOCATION** 24938 Farmway Road, Caldwell (Parcel R38154)

**PROJECT DESCRIPTION**

The owner, David Olsen, requests a modification to an approved conditional use permit for a seven-unit mobile home park (CU2002-42) on Parcel R38154. The request will modify or remove conditions 5, 6, 7, and 8 of CU2002-42. The parcel is zoned "A" (Agricultural).

The subject property is located at 24938 Farmway Rd., Caldwell; also referenced as a portion of the NW¼ of Section 33, Township 5N, Range 3W; Canyon County, Idaho.

**PROJECT INFORMATION** *(See Exhibit 1 for Parcel Information)*

Parcel R38154, approximately 3.38 acres, is zoned "A" (Agricultural). The parcel appears original (created on or before September 6, 1979, per CCZO §07-02-03). The applicant built a manufactured home on the parcel in 2001 (ZC2006-2438, Exhibit 8a).

On May 24, 2002, a conditional use permit (CU2002-42) to allow a planned unit development (PUD) for a mobile home park (seven units) was approved by the Board of County Commissioners on appeal subject to the following eight (8) conditions of approval (Exhibit 5):

1. *Developer shall complete a subdivision engineering report and submit it to the 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-of-farm acknowledgment in accordance with language in Exhibit "B", which is attached thereto and by this reference, made part thereof.*
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 southwest 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 the 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.*

On February 21, 2003, a code violation was issued on the parcel due to noncompliance with CU2002-42 (CDEF2003-133, Exhibit 8b).

On March 24, 2003, a manufactured home was placed in Space #2 for storage only and a new manufactured home was approved in Space #7 (BP2003-284/BP2003-285, Exhibit 8c & d). The permits included access approval, septic system permit, fire district permit, rental agreement, and private road engineering review.

On March 31, 2003, a manufactured home was approved in Space #3 (BP2003-314, Exhibit 8e). The permit included access approval, septic system permit, and private road engineering review.

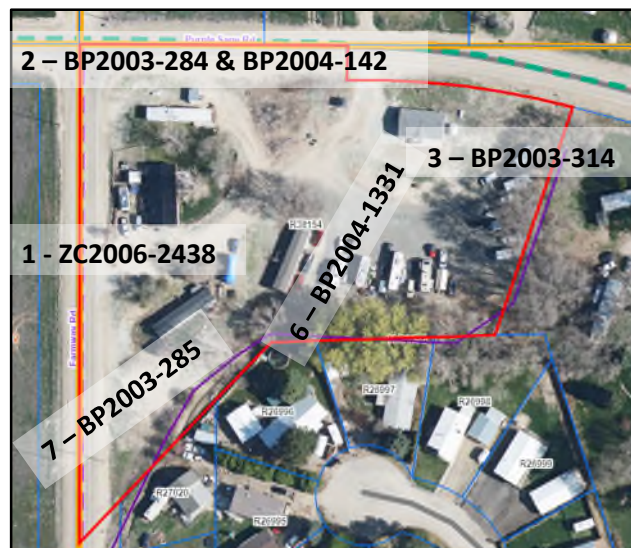
On November 13, 2003, a manufactured home was approved in Space #5 (BP2003-1163, Exhibit 8f). The permit included access approval, septic system permit, fire district permit, and private road engineering review.

On February 9, 2004, the code violation issue regarding CU2002-42 (CDEF2003-133) was found to be in compliance (Exhibit 8b).

On February 27, 2004, a permit to convert the manufactured home used for storage (BP2003-284) into a livable unit on Space #2 was issued (BP2004-142, Exhibit 8g). The permit included condition compliance requirements and timeframes to complete the playground, irrigation for landscaping, and ditch tiling. The permit was approved with CU2002-42 concerns. The Board of County Commissioners deferred condition compliance until the last space was filled.

On December 21, 2004, a manufactured home was issued on Space #6 (BP2004-1331, Exhibit 8h). The permit included condition compliance requirements and timeframes to complete the playground, irrigation for landscaping, and ditch tiling. The permit was approved with CU2002-42 concerns. The Board of County Commissioners deferred condition compliance until the last space was filled.

Space #4 was never completed and between 2018 & 2019, the manufactured home in Space #5 (BP2003-1163) was removed.



On April 18, 2022, a code violation was opened for establishing an RV park without approval (CDEF2022-0086, Exhibit 8i).



The applicant applied for a conditional use permit for an RV Park on July 12, 2022 (CU2022-0035). Upon review, DSD staff found that conditions 5-8 of CU2002-42 were not in compliance. Therefore, the applicant amended the application to modify conditions 5-8 so the mobile home park will be in compliance (Exhibit 2). A subsequent conditional use permit for an RV Park will be submitted after CU2022-0035 is approved.

## **PROJECT OVERVIEW**

### **Applicable Code**

#### **07-02-03: DEFINITION:**

*CONDITIONAL USE: A use or occupancy of a structure, or use of land, permitted only upon issuance of a conditional use permit and subject to the limitations and conditions specified therein. See Idaho Code section 67-6512.*

*MOBILE HOME: A transportable, factory-built home, whether single or multisectional, designed to be used as a year-round residential dwelling and built prior to the enactment of the State of Idaho, Department of Labor and Industrial Services requiring a State-approved insignia or the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. Mobile homes must meet the requirements of the Idaho Division of Building Safety according to Idaho Code title 44, chapter 25.*

*NONCONFORMING USE: A use, structure, or parcel of land that lawfully existed prior to the effective date of this chapter but that does not now conform to the land use restrictions for the district in which it is located.*

*PLANNED UNIT DEVELOPMENT (PUD): An area of land in which a variety of residential, commercial, industrial, or other land uses are provided for under single ownership or control, up until the final plat is recorded, and allows for flexibility in site design and dimensional standards to develop residential, commercial and/or industrial uses not allowed individually within specific zoning districts.*

#### **07-07-01: PURPOSE:**

*Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.*

#### **07-07-03: APPLICATION PROCESS:**

*A conditional use permit application shall be subject to a public hearing, review, and approval, as provided by article 5 of this chapter. The application process shall be as follows:*

- (1) Form: Applications for conditional use permits, including a development plan and/or an operation plan if applicable, shall be filed with DSD.*
- (2) Fee: An application must be accompanied by a filing fee as established by the adopted fee schedule.*

#### **07-07-05: HEARING CRITERIA:**

*The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:*

- (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?*

**07-07-17: SPECIAL CONDITIONS:**

*Special conditions may be attached to a conditional use permit including, but not limited to, conditions which:*

- (1) *Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity;*
- (2) *Control the sequence and timing of development;*
- (3) *Control the duration of development;*
- (4) *Designate the exact location and nature of development;*
- (5) *Require the provision for on site or off site public facilities or services;*
- (6) *Require more restrictive standards than those generally required in this chapter; or*
- (7) *Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county.*

**07-07-19: ADDITIONAL STUDIES:**

*Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use*

**07-07-21: VIOLATION OF CONDITIONS:**

*If any person, including staff or a member of the commission, files a written notice presenting sufficient evidence, as determined by the director, that the conditions of the conditional use permit have been violated, the presiding party that made the final decision, shall set the matter for a public hearing noticed in accordance with article 5 of this chapter.*

**07-11-01: PURPOSE:**

*The purpose of this article is to allow any nonconforming property, use, or structure that was lawfully existing prior to the effective date of this chapter to continue until they are removed, but not to encourage their continuation. It is further the intent of this article that nonconforming uses shall not expand or extend the nonconforming aspect of the property, use, or structure, unless approved subject to the regulations of this chapter.*

**07-11-07: NONCONFORMING USE:**

- (1) *The nonconforming use may continue as long as the use remains lawful and is not expanded or extended, unless approved subject to the regulations of this chapter.*



- (2) *For the purposes of this article, the term "expanded or extended" shall include, but not be limited to: increased hours; increased services or programs; increased number of residential dwellings; interior renovations or structural additions that increase the occupant load of the structure dedicated to the nonconforming use (see Canyon County Building Code as set forth in chapter 6 of this Code); any new structures accessory to the nonconforming use; expansion or replacement of the structure (or portions thereof) dedicated to the nonconforming use; anything beyond regular maintenance and minor repairs (as required by the Canyon County Building Code as set forth in chapter 6 of this Code); and any action that extends the duration of the nonconforming use.*

### **Permitted Use**

Per CCZO §07-10-27, PUDs and mobile home parks are prohibited in the “A” Zone. The request is to modify the conditions of an approved conditional use permit (CU2002-42, Exhibit 5 & 6). The approval is considered legal non-conforming. The request does not expand or extend the approved conditional use (CCZO Section 07-11-07 - Nonconforming Use).

### **Request**

The applicant requests the following conditions of approval be amended or removed from the approval of CU2002-42:

5. *Developer shall construct a 40' X 40' foot playground in the southwest 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.*
  - The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants (Exhibit 2).
    - BOCC Approval: The playground was proposed by the owner (Pages 6,7 & 10 of Exhibit 5). The applicant agreed to the condition of installing a playground within a fenced common area.
    - Site Visit: The location of the playground contains RVs. Staff did not see a common area with picnic tables, BBQ grates, or a walking path during the visit (Exhibit 9).
    - Condition Options:
      - Require condition compliance as approved (Exhibit 5);
      - Amendment to Condition 4: Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance; or
      - Remove the condition. The code in 1997 did not require a playground. The playground requirement was imposed by the owner to keep up appearances to protect his investment (Page 8, Exhibit 5). The two mobile home parks adjacent to the subject parcel do not have playgrounds. No comments were received from property owners within 600 feet.
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 the 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.*



- The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about the potential lawsuit for trespassing due to the drainage ditch to be tiled being located on the adjacent property (Exhibit 2).
    - BOCC Approval: The tiling of the drainage ditch was proposed by the applicant for septic system and safety reasons (Page 10, Exhibit 5). The drain is not in the jurisdiction of Black Canyon Irrigation District.
    - Site Visit: The drainage ditch is open/untiled (Exhibit 9).
    - Condition Options:
      - Require condition compliance as approved (Exhibit 5); or
      - Remove the condition. The code in 1997 did not require drainage ditch tiling. The tiling requirement was imposed by the owner for safety purposes (Page 10, Exhibit 5). Black Canyon Irrigation District has no irrigation facility on the property; and therefore, does not require any action (Exhibit 4b).
7. *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.*
- The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed (Exhibit 2). The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.
    - BOCC Approval: Fencing was proposed by the applicant around the playground/common area (Page 5 & 10, Exhibit 5), and to address the neighbor's concerns (Page 4, 8 & 10, Exhibit 5). The applicant agreed to the condition of a 4-6' tall chain link fencing along the perimeter.
    - Site Visit: Approximately 100 feet of chainlinked fencing was found along Purple Sage Road. Approximately 100 feet of fencing (wood) along Farmway Road. Other than that, no fencing has been installed (Exhibit 9).
    - Condition Options:
      - Require condition compliance as approved (Exhibit 5); or
        - *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.*
      - Remove the condition. The code in 1997 did not require fencing. No comments were received from property owners within 600 feet. 4-6-foot tall fencing exists along the south boundary installed by the owners within Sunlight Terrance Subdivision (Exhibit 9).
8. *Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.*
- The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain (Exhibit 2). The applicant requests the conditions be amended to allow for xeriscape.
    - BOCC Approval: Landscaping along the south boundary nearing the Sunlight Subdivision property was proposed due to neighbor concerns (Page 4, 5, 6, & 10, Exhibit 5). Landscaping throughout the property, such as irrigation, grass, and two trees per lot, was proposed by the applicant to create a desired appearance (Page 7, 8, & 10, Exhibit 5).



- Site Visit: Trees are located along the drainage (east and south boundary), small pines near space #3, and two trees near space #1. Four large bushes were installed near the south boundary near the Combs property (Parcel R26996). Some grass was identified near spaces #1, 6, and 7, but mostly consisted of mowed-down weeds (Exhibit 9).
- Condition Options:
  - Require condition compliance as approved (Exhibit 5):
  - Amendment: Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance; or
  - Remove the condition. The County Code in 1997 did not require landscaping. No comments were received from property owners within 600 feet.

### **Comprehensive Plan**

CU2002-42 was approved subject to the goals and policies of the 1995 Canyon County Comprehensive Plan which designated the parcel as “agriculture” on the future land use map (Exhibit 3c). The 2020 Canyon County Comprehensive Plan also designates the parcels as “agriculture” on the future land use map (Exhibit 3d).

### **Immediate Vicinity/Character of the Area**

The request with modified conditions is not anticipated to impact the surrounding area. The area has not substantially changed since the 2002 decision (Exhibit 5). The subdivisions in the immediate vicinity are from the late 70s or early 2000s (Exhibit 3f). The parcels to the south and east consist of mobile home parks (Exhibit 3a & 3b).

### **Adequate Facilities**

Per the building permit history, the parcel has an approved well (IDWR Permit D-0019467, Exhibit 7) and a septic system for each manufactured home (Exhibit 8).

Black Canyon Irrigation District (BCID) finds the irrigation service is not in use (Exhibit 4b). There are no irrigation district facilities located on the subject parcel or adjacent parcel. BCID requires no action.

### **Access/Traffic**

The parcel fronts Purple Sage Road and Farmway Road, both are public roads. Each frontage has an approved access and access road built to private road standards at the time (Exhibit 8).

Notus-Parma Highway District (NPHD) finds the subject parcel has legal access with approved commercial approaches that meet ACCHD standards (Exhibit 4c).

Idaho Transportation Department (ITD) has no comments or concerns (Exhibit 4e).

### **Essential Service**

The request does not impact essential services. The manufactured homes on the parcels were approved via building permits which included review by the Middleton Fire District (Exhibit 8).

Essential services such as Middleton School District, Middleton Fire District, Canyon County Sheriff’s Department, and Canyon County Paramedics/EMT were provided an opportunity to comment. The only comment received was from the Middleton Fire District which did not oppose the request subject



to access remaining unobstructed, appropriately placed address identification, and building and fire code violations being addressed (Exhibit 4d).

### **Potential Impacts**

Conditions 5, 7, and 8 of CU2002-42 (Exhibit 5) address the neighbor's concerns regarding privacy, appearance, and pets. The findings, conclusions, and conditions that led to the approval by the Board were based on the applicant's commitment to complete the agreed conditions regarding fencing, playground, and landscaping improvements. Therefore, the complete removal of conditions 5, 7, and 8 substantially changes the findings and conclusions made by the Board regarding CU2002-42. Per CCZO §07-10-27, PUDs and mobile home parks are prohibited in the "A" Zone. Substantial changes would require a comprehensive plan amendment, rezone, conditional use permit, and platting.

### **COMMENTS**

In accordance with CCZO Section 07-05-01, a hearing notice was sent to property owners within 600 feet on May 7, 2024. A newspaper notice was published on May 10, 2024. A notice was posted on the subject property on June 18, 2024.

- No comments were received.

Affected agencies were provided courtesy notice on April 1, 2024. In accordance with CCZO Section 07-05-01, a hearing notice was sent to affected agencies on May 7, 2024. The following comments were received:

- Idaho Dept. of Environmental Quality (Exhibit 4a)
- Black Canyon Irrigation District (Exhibit 4b)
- Notus-Parma Highway District (Exhibit 4c)
- Middleton Star Fire District (Exhibit 4d)
- Idaho Transportation Department (Exhibit 4e)

### **RECOMMENDATION**

Staff recommends approval of the request subject to the following condition modification:

5. Amend Condition #5: *Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance.*
6. Remove Condition No. 6 regarding the ditch tiling.
7. Uphold and amend Condition #7: *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.*
8. Amend Condition #8: *Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance.*

### **DECISION OPTIONS**

The Board of County Commissioners has the following decision options:



- Approve the modification to CU2002-42 as requested or as modified.
- Deny the modification to CU2002-42 and direct staff to provide findings to support the decision.
  - If the decision includes the revocation of the PUD/mobile home park approval, the revocation process requires a recommendation by the Planning and Zoning Commission prior to the final decision by the Board per the 1997 ordinance in which CU2002-47 was approved (CCZO 97-001 §9.1(B)).
- Continue the hearing to request additional information be submitted.

## **EXHIBITS**

1. Parcel Information Report – R38154
2. Application Information
  - a. Letter of Intent
  - b. E-mails with photos
  - c. Site Plan
3. Maps
  - a. Aerial
  - b. Vicinity
  - c. Comp Plan 1995
  - d. Comp Plan 2020
  - e. Zoning
  - f. Subdivisions
4. Comments
  - a. DEQ
  - b. BCID
  - c. NPHD
  - d. Middleton Fire District
  - e. ITD
5. CU2002-42 - FCOs
6. CU2004-42 – Minutes: April 16 and 25, 2002
7. IDWR Permit D-0019467
8. Building Permit History
  - a. ZC2006-2438
  - b. CDEF2003-133
  - c. BP2003-284
  - d. BP2003-285
  - e. BP2003-314
  - f. BP2003-1163
  - g. BP2004-142
  - h. BP2004-1331
  - i. CDEF2022-0086
9. Site Visit Photos
10. Draft FCOs
11. Draft PowerPoint Presentation



CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

**R38154****PARCEL INFORMATION REPORT**

5/23/2024 1:51:40 PM

**PARCEL NUMBER: R38154****OWNER NAME: OLSEN DAVID J****CO-OWNER:****MAILING ADDRESS: 423 E KARCHER RD NAMPA ID 83687****SITE ADDRESS: 24938 FARMWAY RD****TAX CODE: 0330000****TWP: 5N RNG: 3W SEC: 33 QUARTER: NW****ACRES: 3.35****HOME OWNERS EXEMPTION: No****AG-EXEMPT: No****DRAIN DISTRICT: NOT In Drain Dist****ZONING DESCRIPTION: AG / AGRICULTURAL****HIGHWAY DISTRICT: NOTUS-PARMA HWY****FIRE DISTRICT: MIDDLETON FIRE****SCHOOL DISTRICT: MIDDLETON SCHOOL DIST****IMPACT AREA: NOT In Impact Area****FUTURE LAND USE 2011-2022 : AG****FLU Overlay Zone Desc 2030:****FLU RR Zone Desc 2030:****FUTURE LAND USE 2030: AG****IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST****FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0230F****WETLAND: Riverine****NITRATE PRIORITY: NE CANYON CO.****FUNCTIONAL Classification: Major Collector****INSTRUMENT NO. : 2017003526****SCENIC BYWAY: NOT In Scenic Byway****LEGAL DESCRIPTION: 33-5N-3W NW TX 11 LESS TX 11-A IN NWNW OLSEN MHP****PLATTED SUBDIVISION:****SMALL CITY ZONING:****SMALL CITY ZONING TYPE:****DISCLAIMER:**

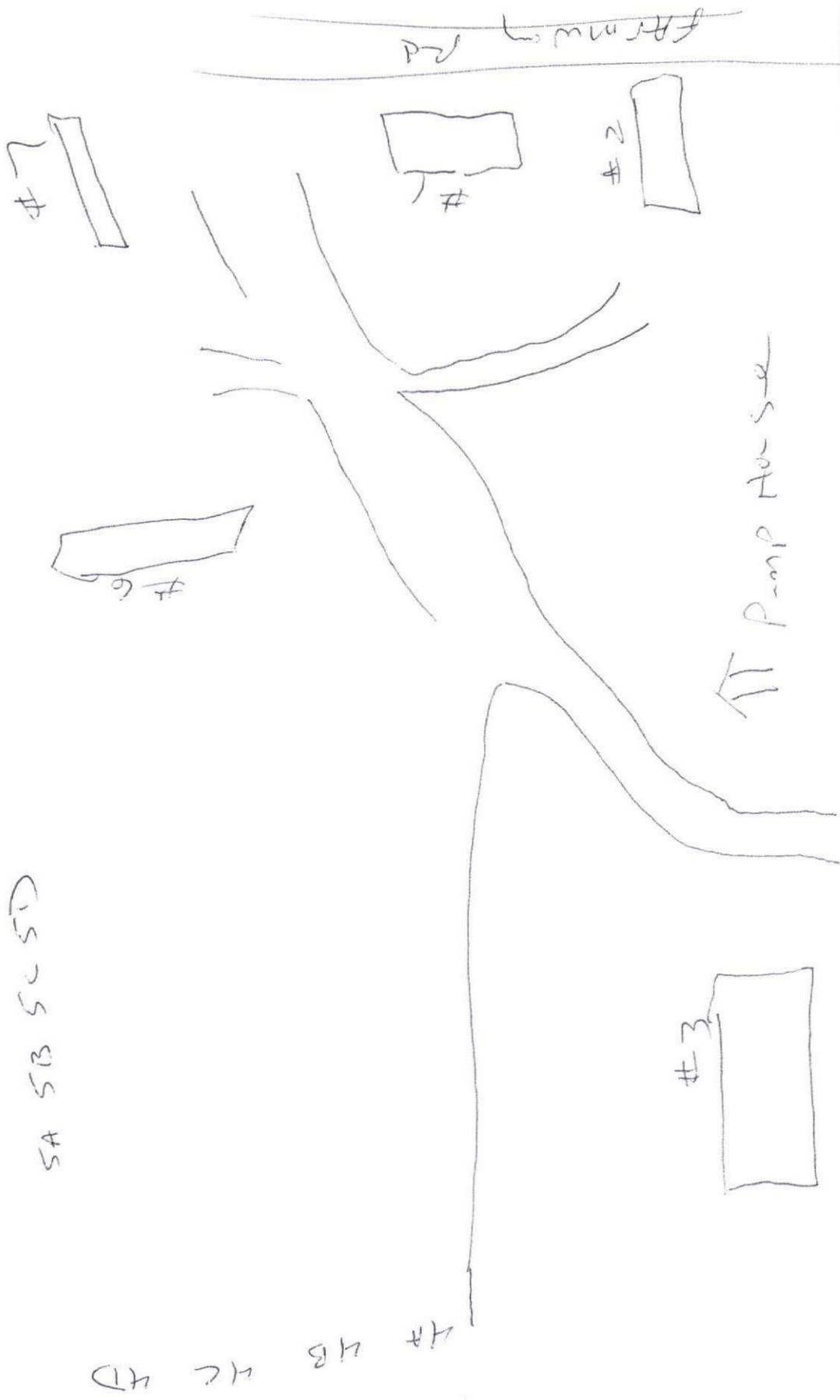
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED 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.



I'm ASKING for A conditional use permit  
modification  
OF 24938 Farmway mobile Home PARK  
for David Olsen. I Developed it  
myself 20 yrs ago. I'm ASKING  
for SPACE 4 to SPACE 5 to be  
Able to be used for RV'S  
The power to septic were already  
installed with the original  
design. power has been updated  
and inspected along with septic.  
to meet RV hook ups.





SA SB SC SD

4A 4B 4C 4D



RECEIVED  
FEB 05 2024  
BY: Lu

Letter of intent for 24938 Farmway Rd Caldwell Idaho 83607

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  $\frac{3}{4}$  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  $\frac{3}{4}$  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



**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.
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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,

**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











## 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  
**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 6:35 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

David,

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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,

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

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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

David,

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

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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:** 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,

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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:

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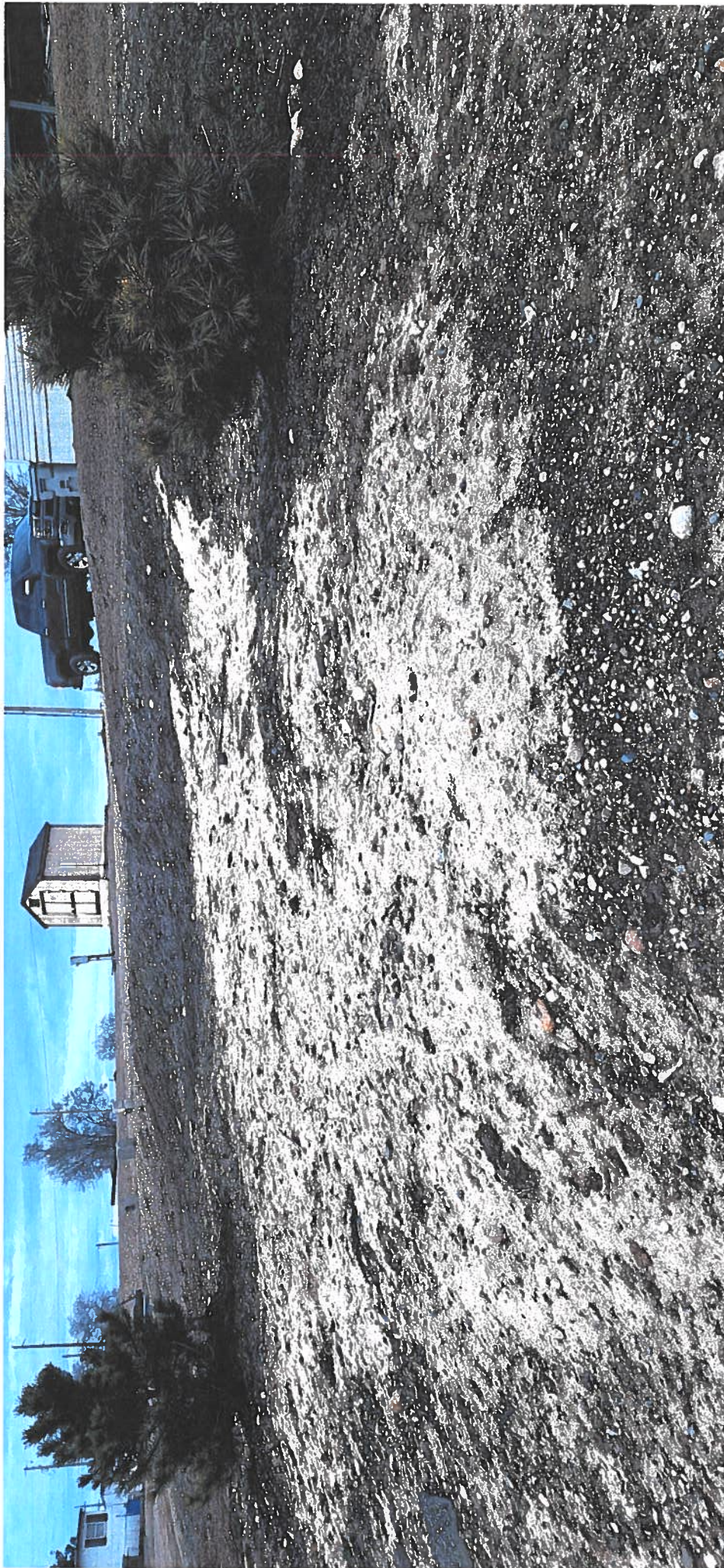
**\*\*We will not be closed during lunch hour \*\***

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

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1 pm – 5 pm

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**From:** David Olsen <[just4funx4@hotmail.com](mailto:just4funx4@hotmail.com)>  
**Sent:** Tuesday, February 6, 2024 10:06 AM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto: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](mailto:just4funx4@hotmail.com)>  
**Sent:** Thursday, December 14, 2023 9:25:29 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto: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](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Sent:** Thursday, December 14, 2023 5:42:15 PM  
**To:** 'just4funx4@hotmail.com' <[just4funx4@hotmail.com](mailto: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**

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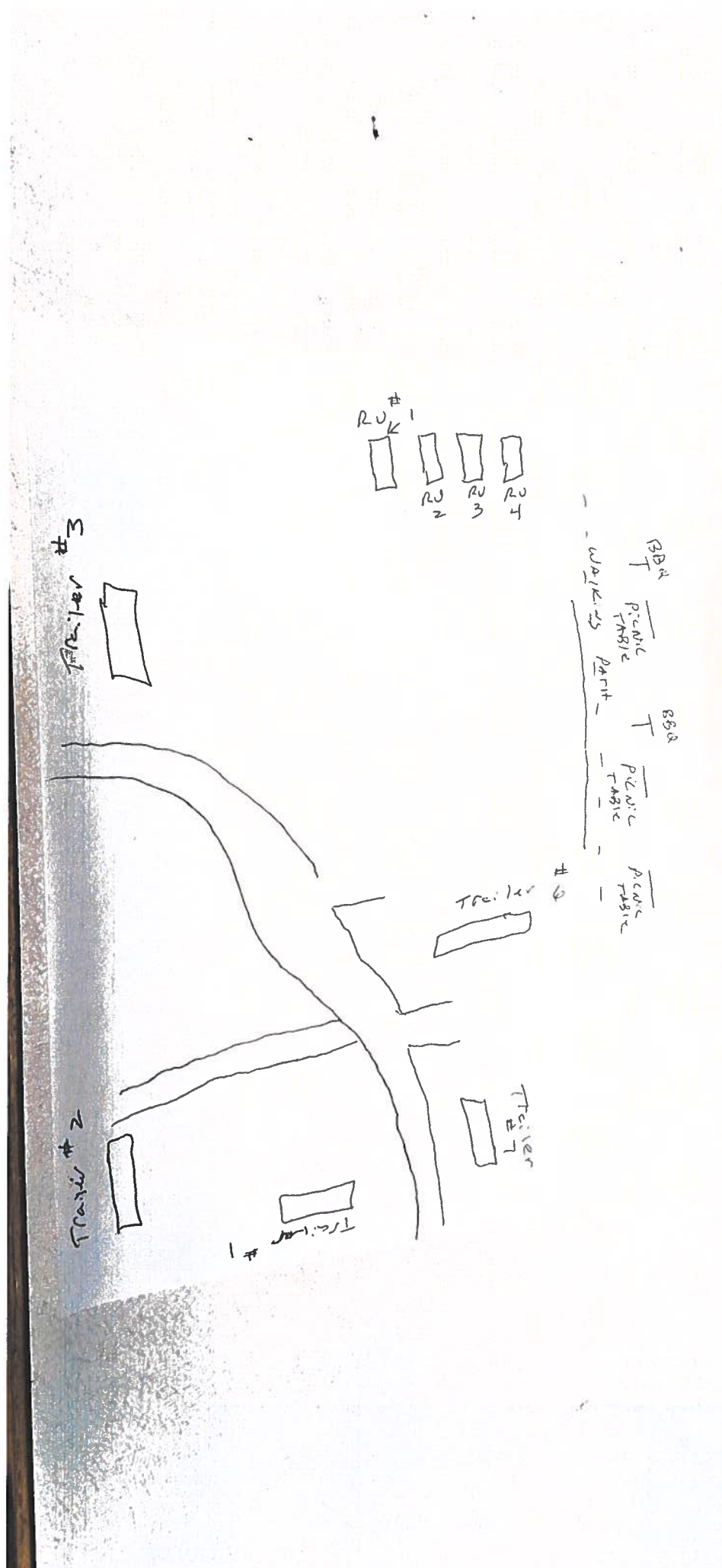
Wednesday

1pm – 5pm

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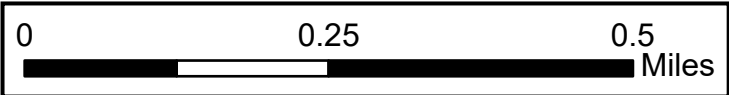
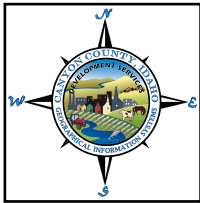
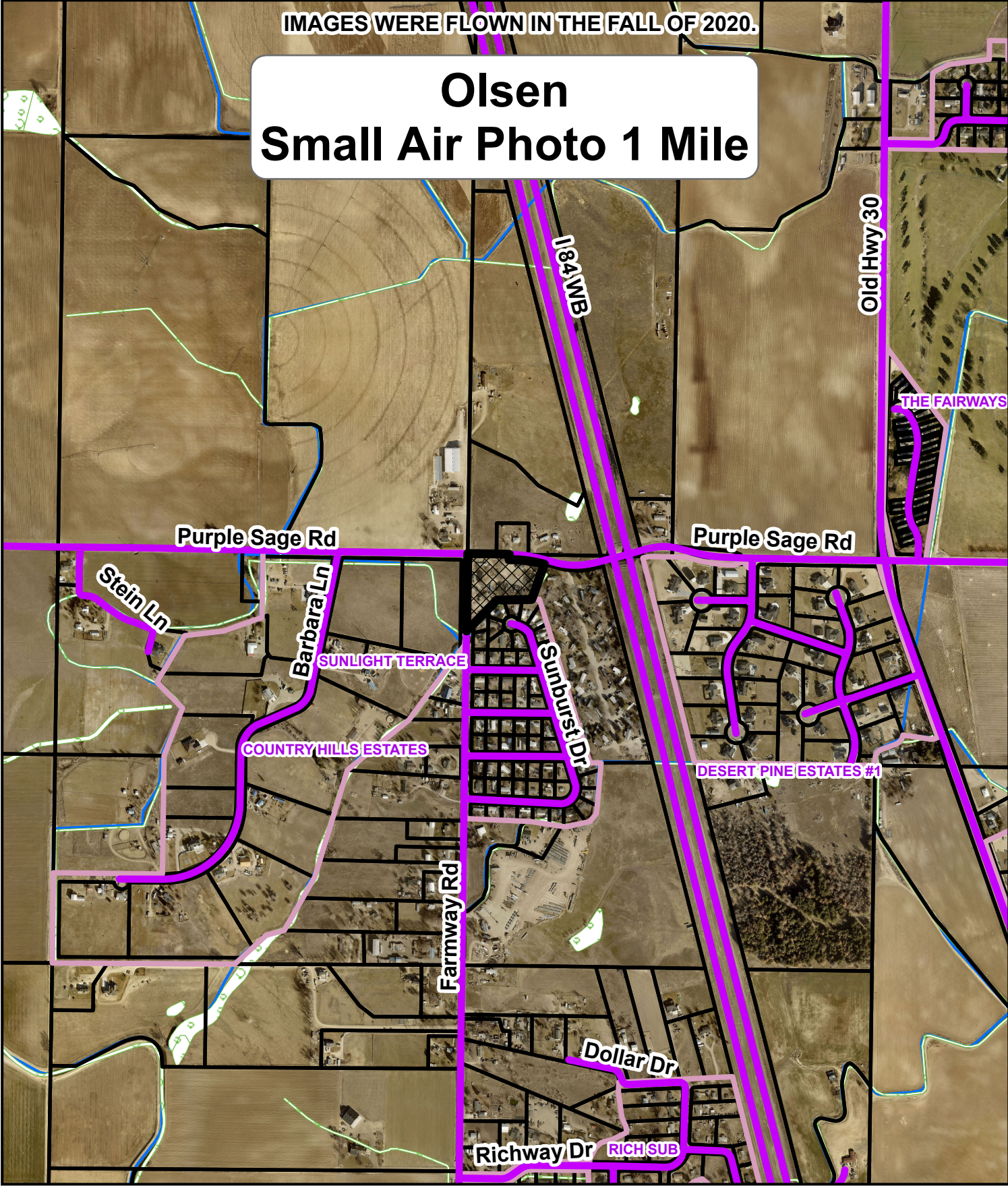






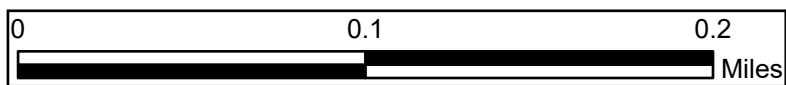
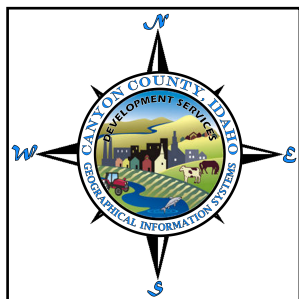
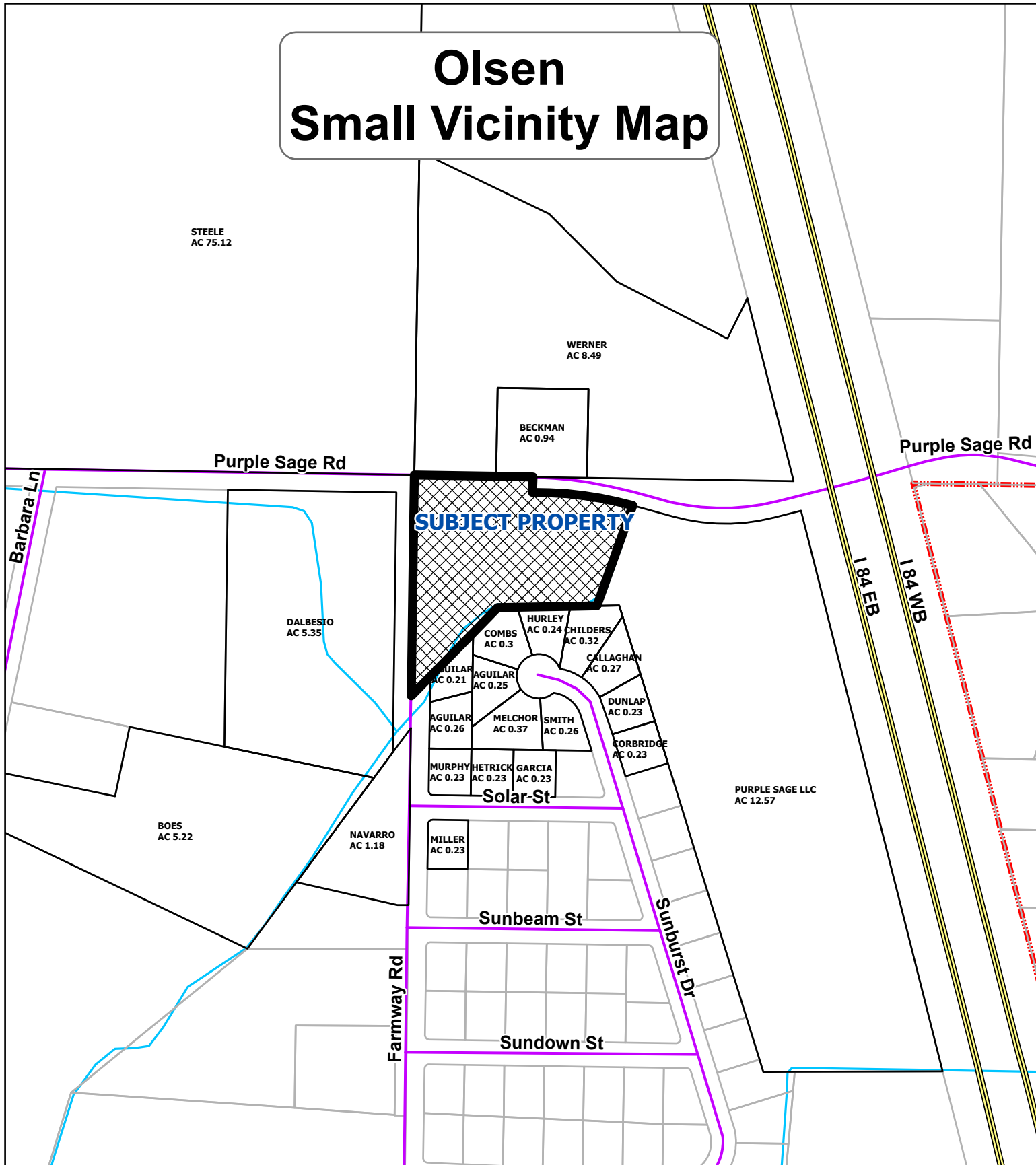
IMAGES WERE FLOWN IN THE FALL OF 2020.

# Olsen Small Air Photo 1 Mile



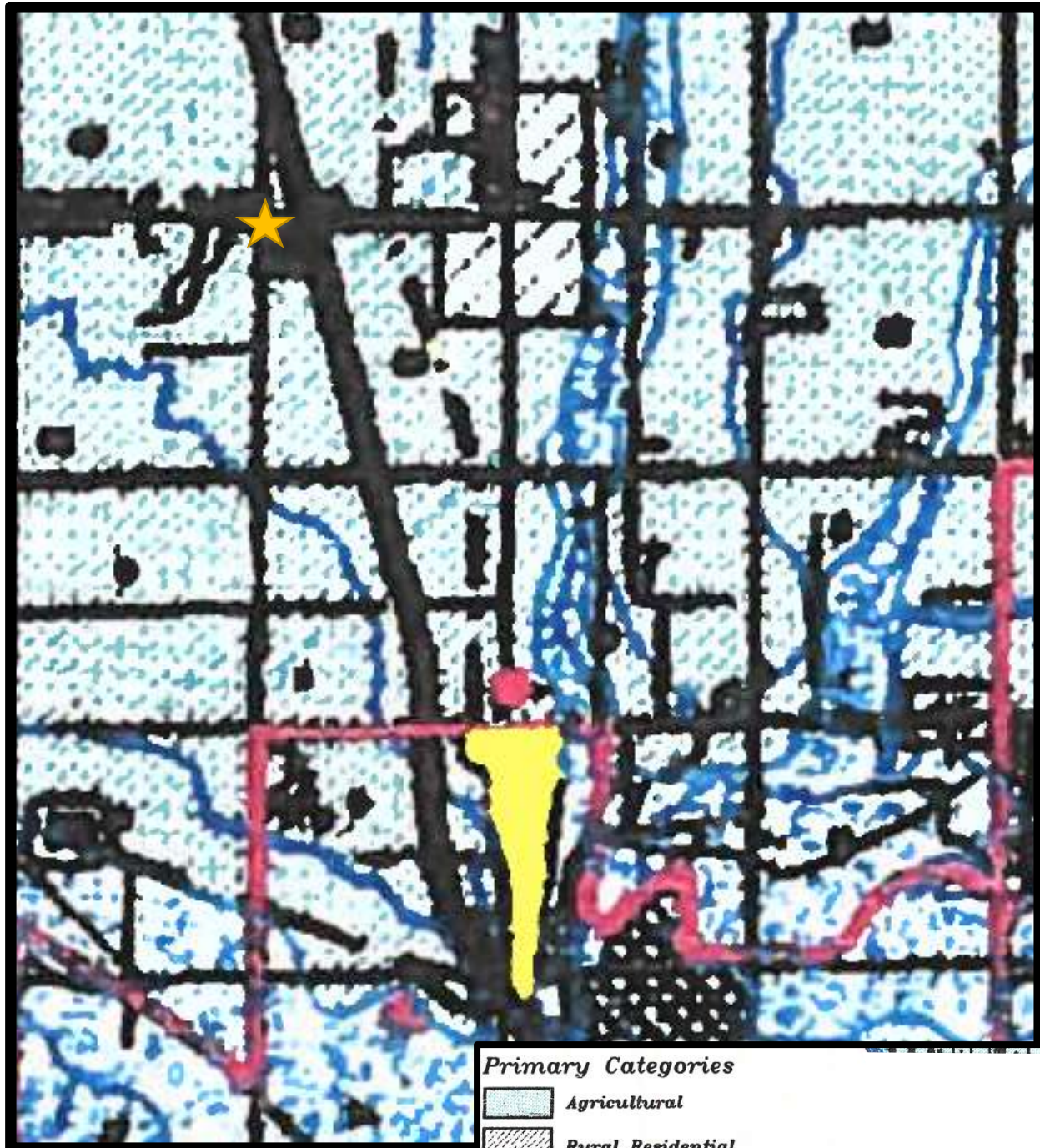


# Olsen Small Vicinity Map





# 1995 Comprehensive Plan Future Land Use Map Olsen – CU2022-0035

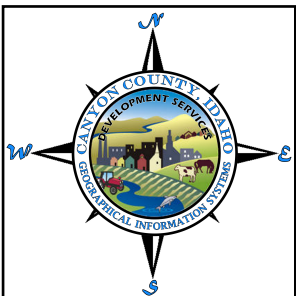
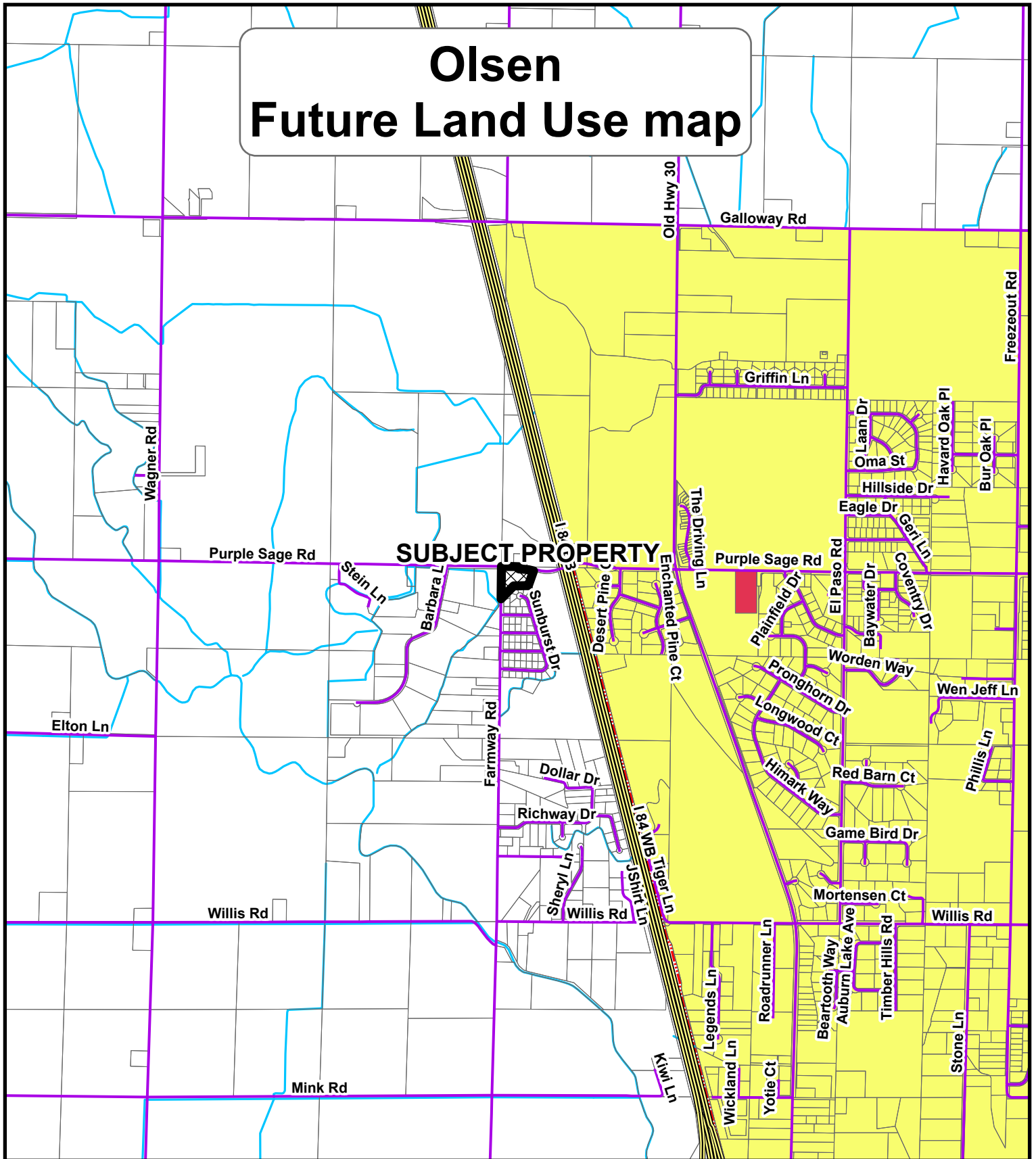


## Primary Categories

- |  |  |
|--|--|
|  | <i>Agricultural</i>  |
|  | <i>Rural Residential</i>                                     |
|  | <i>Low Density Residential</i>                               |
|  | <i>Medium &amp; High Density Residential</i>                 |
|  | <i>Community or Highway &amp; Service Commercial</i>         |
|  | <i>Industrial</i>  |
|  | <i>Rural Center or Neighborhood Commercial</i>               |
|  | <i>Electrical Utility Distribution Facility (Substation)</i> |



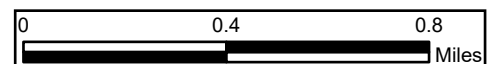
# Olsen Future Land Use map



## Legend

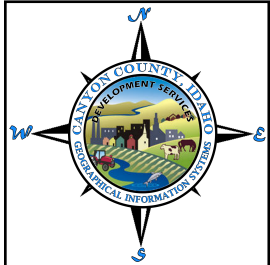
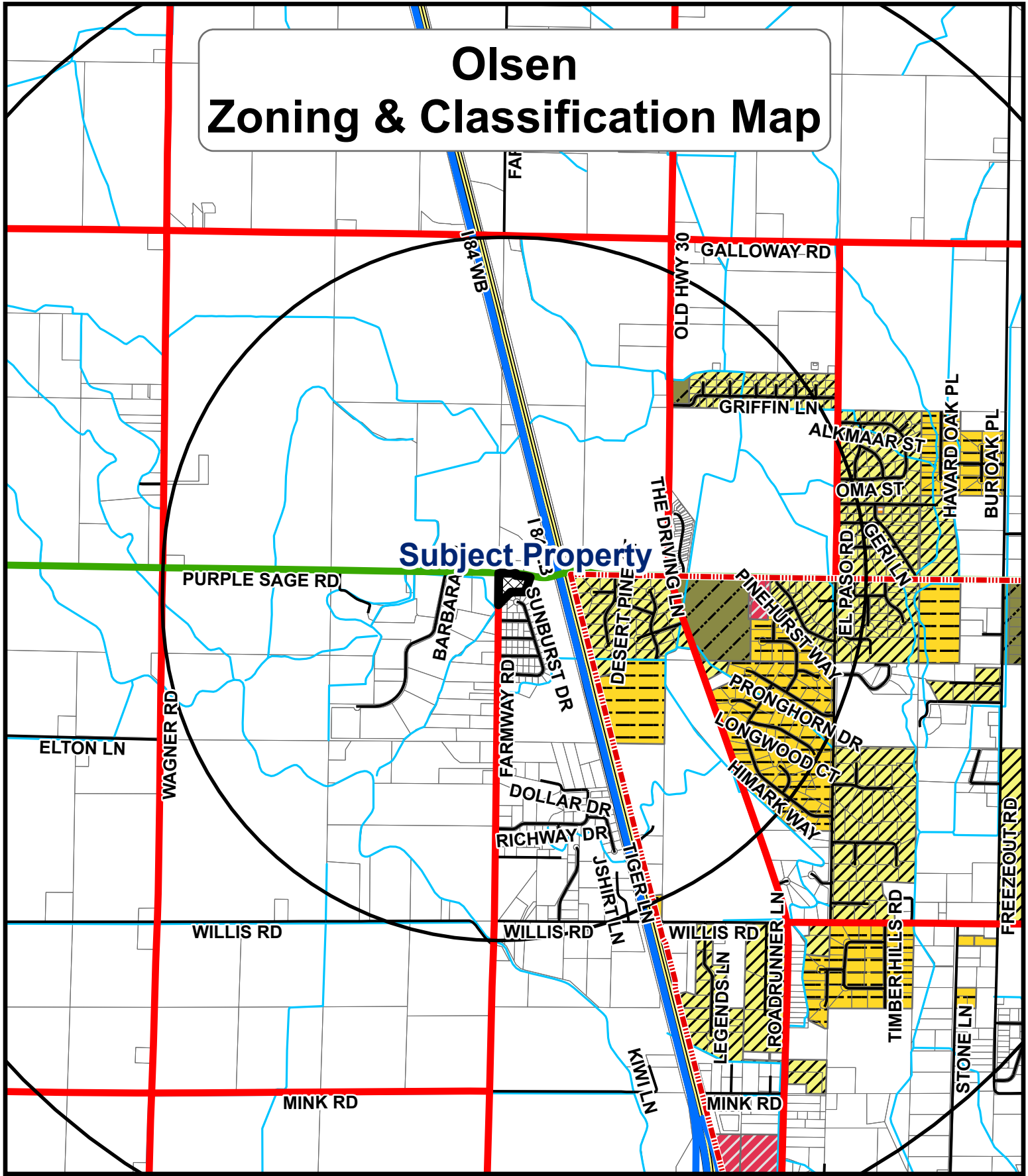
Future Land Use 2011\_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

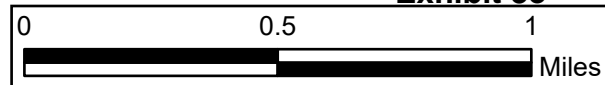




# Olsen Zoning & Classification Map

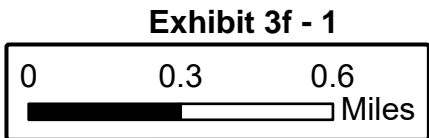
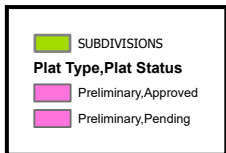
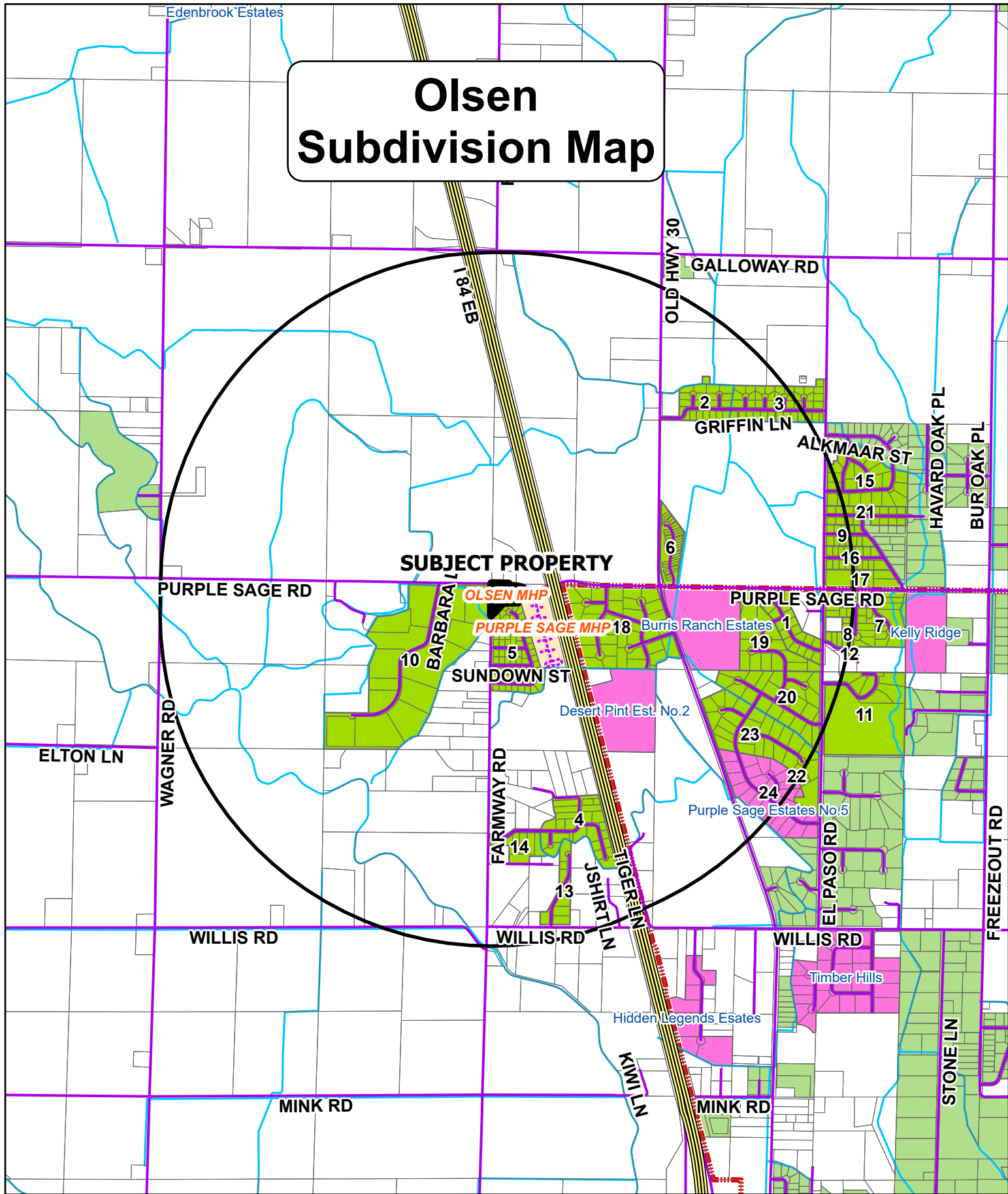


Current Zoning		ITD Functional Classification	
RR	CR-C1	Interstate	
CR-RR	C2	Major Collector	
R1	CR-C2	Minor Arterial	
CR-R1	M1	Minor Collector	
R2	CR-M1	Other Principal Arterials	
C	M2		





# Olsen Subdivision Map





## SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
24		466.14	461	1.01	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0		0	0	0	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
42		3.55	0.24	0.21	75.12
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
2		16	57	0.36	0.48

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF ...	Year
PURPLE SAGE ESTATES	0	5N3W33	13.35	6	2.23	COUNTY (Canyon)	1967
R & R SUB #1	0	5N3W28	11.61	21	0.55	COUNTY (Canyon)	1973
R & R SUB #2	0	5N3W28	20.09	41	0.49	COUNTY (Canyon)	1973
RICH SUB	0	5N3W33	20.05	24	0.84	COUNTY (Canyon)	1973
SUNLIGHT TERRACE	0	5N3W33	22.38	69	0.32	COUNTY (Canyon)	1978
THE FAIRWAYS	0	5N3W28	8.72	32	0.27	COUNTY (Canyon)	1996
FOX RIDGE ESTATES	0	5N3W34	21.64	26	0.83	COUNTY (Canyon)	1992
FOX RIDGE ESTATES #2	0	5N3W34	3.16	9	0.35	COUNTY (Canyon)	1996
COUNTRY CLUB SUB #3	0	5N3W27	5.36	12	0.45	COUNTY (Canyon)	1978
COUNTRY HILLS ESTATES	0	5N3W32	84.65	14	6.05	COUNTY (Canyon)	1973
EL PASO HEIGHTS	0	5N3W34	37.90	7	5.41	COUNTY (Canyon)	1998
FOX RIDGE ESTATES #3	0	5N3W34	0.42	1	0.42	COUNTY (Canyon)	1996
GARRISON ACRES	0	5N3W33	7.66	8	0.96	COUNTY (Canyon)	1972
GRACELAND SUB	0	5N3W33	6.38	6	1.06	COUNTY (Canyon)	2003
HOLLANDIA EST #2	0	5N3W27	22.96	23	1.00	COUNTY (Canyon)	2005
MASTERS SUB	0	5N3W27	8.03	17	0.47	COUNTY (Canyon)	1994
NOVAK ACRES	0	5N3W27	8.38	6	1.40	COUNTY (Canyon)	2001
DESERT PINE ESTATES #1	0	5N3W33	45.69	35	1.31	COUNTY (Canyon)	2008
PURPLE SAGE ESTATES SUBDIVISION NO. 2	0	5N3W33	19.17	14	1.37	COUNTY (Canyon)	2018
PURPLE SAGE ESTATES SUBDIVISION NO. 3	0	5N3W33	27.00	22	1.23	COUNTY (Canyon)	2019
COUNTRY CLUB SUB #1	0	5N3W27	8.64	18	0.48	COUNTY (Canyon)	1964
	0	0	0.00	0	#DIV/0!	0	0
PURPLE SAGE ESTATES SUBDIVISION NO. 4	0	5N3W33	33.44	25	1.34	COUNTY (Canyon)	2021
PURPLE SAGE ESTATES SUBDIVISION NO. 5	0	5N3W33	28.45	25	1.14	COUNTY (Canyon)	2022

## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

## MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF ...
Purple Sage MHP	15681 Purple Sage Road	12.56	50	0.25	
Olsen MHP	24938 Farmway Road	3.34	7	0.48	



1445 N. Orchard St.  
Boise ID 83706 • (208) 373-0550



Brad Little, Governor  
Jess Byrne, Director

March 7, 2024

Daniel Lister, Assistant Planning Manager  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Subject: Case No. CU2022-0035

Dear Mr. Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.



- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.



#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.



- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK



## BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

March 4, 2024

Canyon County Development Services Department  
111 North 11<sup>th</sup> Ave. Suite 310  
Caldwell, ID 83605  
(208) 454-7458

RE: Case No. CU2022-0035  
Applicant: David Olsen, Property Owner  
Planner: Daniel Lister

Parcel R3815400000 is located within the boundaries of the Black Canyon Irrigation District (District).

The applicant states that the parcel is not in service for irrigation water per line-item number three on the Land Use Worksheet. This matches District records which do not show an account for applicant, David Olsen. There are no District facilities on or adjacent to the parcel in question.

No action required. The District has no further comments at this time.

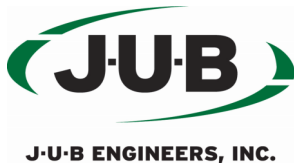
Thank you,

*Donald Popoff*

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

CC: Carl Hayes – Black Canyon Irrigation District  
Tyler Chamberlain – Black Canyon Irrigation District  
Dan Lister – Canyon County Planner





J-U-B COMPANIES

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

March 27, 2024

Canyon County Development Services Department  
 Attn: Daniel Lister  
 Daniel.Lister@canyoncounty.id.gov  
 111 North 11<sup>th</sup> Ave., Ste. 310  
 Caldwell, ID 83605

RE: **CASE NO. CU2022-0035**

To whom it may concern:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application for Case No. CU2022-0035, dated 02/29/2024, for the property located at 24938 Farmway Rd, Caldwell, Idaho, for the subject parcel, R38154, submitted to NPHD on 02/29/2024.

Farmway Road & Purple Sage Road from the subject parcel are under the jurisdiction of the Notus Parma Highway District No.2. Legal access currently exists for the subject property located on the south side of Purple Sage Rd and east side of Farmway Rd. Existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards.

If any future undue interference occurs with future traffic patterns created by this request, the NPHD reserves the right to provide amended comments/conditions of approval when additional information becomes available.

Respectfully,

**J-U-B ENGINEERS, Inc.**

Timothy Blair, P.E. (ID, OR)  
 Area Manager, Meridian Idaho

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson





# Middleton Star Fire Districts

Headquarters • 11665 W. State St., Suite B • Star, ID 83669 • (208) 286-7772 • [www.midstarfire.org](http://www.midstarfire.org)

DATE: March 6, 2024

TO: Canyon County Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: CU2022-0035

The Middleton Rural Fire District has reviewed the documents provided by Canyon County for our review on the Condition Use Permit for 24938 Farmway Rd., Caldwell, Idaho comments are as follows.

The Middleton Rural Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

## CONDITIONS OF APPROVAL:

1. Accessibility:
  - a. All access roads in this development shall remain clear and unobstructed during construction. Additional parking restrictions may be required to always maintain access for emergency vehicles.
2. Address Identification:
  - a. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/8 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
3. Additional Comments:
  - a. Any future buildings or modification to the site will require approval by the fire district.
  - b. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



**Dan Lister**

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Wednesday, March 13, 2024 6:49 AM  
**To:** Dan Lister  
**Cc:** Amber Lewter  
**Subject:** [External] RE: Initial Agency Notification Olsen CU2022-0035

Good Morning, Dan –

After careful review of the transmittal submitted to ITD on February 29, 2024, regarding Olsen CU2022-0035, the Department has no comments or concerns to make at this time. This application is not proposing an number of trips that will impact state facilities.

Thank you,



Niki Benyakhlef  
*Development Services Coordinator*

**District 3 Development Services**

O: 208.334.8337 | C: 208.296.9750

Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)

Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Sent:** Thursday, February 29, 2024 8:24 AM  
**To:** 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>  
**Subject:** Initial Agency Notification Olsen CU2022-0035

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.



**BEFORE THE BOARD OF COUNTY COMMISSIONERS**

IN THE MATTER OF AN APPEAL	)	
BY:	)	
	)	CASE NO. 011961L33-5N-3W
DAVID OLSEN and ANITA STROSCHEIN	)	
	)	
	)	
An Appeal by David J. Olsen and Anita J.	)	<b>FINDINGS OF FACT,</b>
Stroschein of the Canyon County Hearing	)	<b>CONCLUSIONS OF LAW</b>
Examiner's denial of a Conditional Use Permit to	)	<b>AND ORDER</b>
convert approximately 3.7 acres in an "A"	)	
(Agricultural) Zone into a Planned Unit	)	
Development for a seven-unit mobile home park.	)	
	)	

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

1

DSD CASE NO. 011961L33-5N-3W

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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

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

2

DSD CASE NO. 011961L33-5N-3W

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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:

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- (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,

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**Exhibit 5**



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.

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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.]

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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].

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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.

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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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

27

DSD CASE NO. 011961L33-5N-3W

H:\Civil\Planning and Zoning\2002\Olsen CUP-PUD Approval FCOs.wpd



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 2<sup>nd</sup> 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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

28

DSD CASE NO. 011961L33-5N-3W

H:\Civil\Planning and Zoning\2002\Olsen CUP-PUD Approval FCOs.wpd

**Exhibit 5**



**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.



Commissioner Minute

April 16, 2002

**PUBLIC HEARING – APPEAL BY DAVID OLSEN AND ANITA STROSCHEIN  
FOR A C.U.P. FOR A PLANNED UNIT DEVELOPMENT FOR A SEVEN-UNIT  
MOBILE HOME PARK**

Commissioners Matt Beebe and Pat Galvin

Deputy P.A. Scott Spears

County Planner Leon Jensen

Ashlea Johnson, D.S.D. employee

David Olsen

Mr. and Mrs. Guy Werner

Deputy Clerk Monica Reeves



**PUBLIC HEARING – APPEAL BY DAVID OLSEN AND ANITA STROSCHEIN FOR  
A C.U.P. FOR A PLANNED UNIT DEVELOPMENT FOR A SEVEN-UNIT MOBILE  
HOME PARK**

As properly noticed, the Board held a public hearing today in the matter of an appeal by David Olsen and Anita Stroschein of the Hearing Examiner's denial of their request for a C.U.P. to convert approximately 3.7 acres in an Agricultural Zone into a Planned Unit Development for a seven-unit mobile home park. The subject property is located at 24938 Farmway Road, in 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. Present were: Commissioners Matt Beebe and Pat Galvin, Deputy P.A. Scott Spears, County Planner Leon Jensen, Ashlea Johnson, D.S.D. employee, David Olsen, Mr. and Mrs. Guy Werner, and Deputy Clerk Monica Reeves. Leon Jensen gave the oral staff report. Persons testifying in favor of the request were: David Olsen and Guy Werner. No one offered testimony in opposition to the request. **David Olsen** gave testimony regarding the physical characteristics of the property. He said the slope of the property is too steep for agricultural use, and there is no water available to the property. Mr. Olsen testified about how the property is surrounded by mobile homes. He intends to utilize a community well that meets code requirements. He also intends to have a small playground area for the children. Mr. Olsen testified that access to the property has been approved and the fire department has no problem with ingress or egress. Mr. Olsen also spoke about the features of each lot and what he wants the mobile homes to look like. He also spoke about his plans for landscaping and how it will beautify the area. **Guy Werner** testified in favor of the request. Mr. Werner owns property across the road from subject property. He gave testimony regarding the



location of mobile homes in the area. Following testimony, Commissioner Galvin made a motion to close testimony and evidence. The motion was seconded by Commissioner Beebe and carried unanimously. Following the Board's discussion, Commissioner Galvin made a motion to continue the hearing to April 25, 2002 at 1:30 p.m. to allow the applicant time to obtain documentation from the Southwest District Health Department regarding the septic tanks. The motion was seconded by Commissioner Beebe and carried unanimously. A taped recording of today's proceeding is on file in the Commissioners Office.

M-OlsenStroschein



Commissioner Minute

April 25, 2002 - 1:30 p.m.

**CONTINUED PUBLIC HEARING - APPEAL BY DAVID OLSEN AND ANITA STROSCHEIN FOR A C.U.P. FOR A PLANNED UNIT DEVELOPMENT**

Commissioners Matt Beebe and Pat Galvin

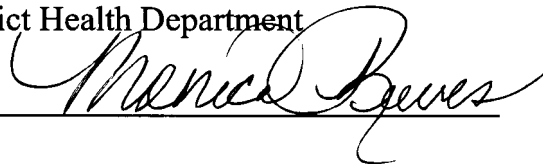
Deputy P.A. Scott Spears

Leon Jensen, County Planner

David Olsen

David Loper, Southwest District Health Department

Deputy Clerk Monica Reeves



**CONTINUED PUBLIC HEARING - APPEAL BY DAVID OLSEN AND ANITA STROSCHEIN FOR A C.U.P. FOR A PLANNED UNIT DEVELOPMENT**

As announced at the hearing on April 16, 2002, the Board met today to continue the public hearing in the matter of an appeal by David Olsen and Anita Stroschein of the Hearing Examiner's denial of their request for a C.U.P. to convert approximately 3.7 acres in an Agricultural Zone into a Planned Unit Development for a seven-unit mobile home park. The subject property is located at 24938 Farmway Road, in 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. The hearing was continued from April 16, 2002 to allow Mr. Olsen to obtain documentation from the Southwest District Health Department regarding the septic tanks for the individual mobile homes. Present for today's hearing were: Commissioners Matt Beebe and Pat Galvin, Deputy P.A. Scott Spears, Leon Jensen, County Planner, David Olsen, David Loper from the Southwest District Health Department, and Deputy Clerk Monica Reeves. Commissioner Galvin made a motion to reopen public testimony. The motion was seconded by Commissioner Beebe and carried unanimously. **David Loper** from the Southwest District Health Department testified that the applicant is planning to do individual septs with a community well. It will not be a public water supply. It will not be regulated by the state or DEQ. Mr. Loper said it created some procedural questions since there is no plat. He said that although the health department is not lifting sanitary restrictions on a plat, they still need to issue septic permits, which in essence is lifting the sanitary restrictions on each of the systems. Mr. Loper said the health department will require Mr. Olsen to submit a standard subdivision engineering report. In the past they have had some problems with some of the systems in the area. Mr. Loper reported that the subdivision engineering report has a density issue. On individual wells and septs you can have one-acre lots. For a community or public water supply you can have one-half to three-



quarter-acre lots, depending on the soil type. Mr. Loper stated that there will be no review of the water supply as far as engineering and sampling because it is not a regulated well. At this point, the application needs to be filled out by the applicant and the engineering report needs to be submitted to the health department before they would issue further permits for the development. Mr. Loper said the area is not an area of concern due to high nitrate levels or high groundwater. Commissioner Galvin said she was concerned about the amount of septic tanks that are already there and she wanted to make sure that the health department was aware of the project. Mr. Loper said there are a number of septic tanks in the area and in the future the health department might require more information to make sure that the development is not going to impact the subsurface and groundwater protection, but at this time they do not have that mechanism in place. He said there will be some existing background level of nitrate in the groundwater due to the existing systems, but they want to make sure that the proposed development does not add to that problem. Mr. Loper said the only "red flag" is the density as far as half-acre lots on individual drain fields. He said the health department recommends that the Board require the applicant to complete the Southwest District Health Department Subdivision Engineering Report as part of the application for the permits. Following Mr. Loper's testimony, the Board questioned Mr. Olsen about the project. Following the Board's discussion, Commissioner Beebe made a motion to overturn the previous denial and approve the request subject to conditions. 1) The developer shall complete and submit to the Southwest District Health Department for their approval, a Subdivision Engineering Report that would meet the requirements of that agency. 2) The project shall be subject to all local, state and federal regulations. 3) The developer shall install a 40-foot by 40-foot playground area in the southeast part of the park to meet the engineering requirements and other requirements that may be necessary. 4) The developer shall tile the drain ditch that runs across the eastern portion of the property and across the southern portion of the property. The north-south drain that runs down to the southern edge of the property shall be left open. 5) The developer shall provide an appropriate grading or other means so that run-off can drain into the tiled part of the drain. 6) The developer shall plant at least 10 trees across the southern boundary of the property that abuts the property belonging to Mrs. Combs. The trees shall be a mix of evergreen and deciduous. 7) The developer shall fence the property as soon as it is financially feasible. 8) The developer shall install a sprinkler system to maintain the vegetation and lawns throughout the park in a growing condition. 9) The renters shall keep their children and animals off of private property. The motion was seconded by Commissioner Galvin and carried unanimously. The Board will consider the written Findings on May 24, 2002. A taped recording of this hearing is on file in the Commissioners Office.

M-OlsenStroschein2Hrg



1. WELL TAG NO. D-0019467  
 DRILLING PERMIT NO. \_\_\_\_\_  
 Other IDWR No. \_\_\_\_\_

2. OWNER:  
Name DAVID OLSEN  
Address 24938 FARMWAY RD.  
City CALDWELL State ID Zip 836050

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N  
 W E S  
 33  
 10 acres NW 1/4 NW 1/4 1/4  
 Gov't Lot \_\_\_\_\_ County CANYON  
 Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
 Address of Well Site (SAME)  
 City \_\_\_\_\_

Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. **USE:**  
☒ Domestic    ☐ Municipal    ☐ Monitor    ☐ Irrigation  
☐ Thermal    ☐ Injection    ☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)  
☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

**6. DRILL METHOD**  
☐ Air Rotary    ☒ Cable    ☐ Mud Rotary    ☐ Other

## 7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
BENTONITE	0'	30'	600#	OVER BORE DRY PACK

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) \_\_\_\_\_  
Was drive shoe seal tested? ☐ Y ☐ N How? \_\_\_\_\_

**8. CASING/LINER:**

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	85	1/4	STEEL	X	<input type="checkbox"/>	X	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe\_\_\_\_\_ Length of Tailpipe\_\_\_\_\_

## 9. PERFORATIONS/SCREENS

Perforations Method \_\_\_\_\_  
Screens Screen Type \_\_\_\_\_

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

32' ft. below ground      Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or  
control devices:

**11. WELL TESTS:**

☐ Pump    ☐ Bailer    ☒ Air    ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
50 +	50'	80'	6 HRS

Water Temp. 58° Bottom hole temp. \_\_\_\_\_  
Water Quality test or comments: \_\_\_\_\_

Depth first Water Encounter 65

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

[illegible]

### 13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name GARY'S Well Drilling Firm No. 317  
Firm Official Kerry W. Wilson Date 12-12-01  
and \_\_\_\_\_  
Driller or Operator \_\_\_\_\_ Date \_\_\_\_\_

(Sign once if Firm Official & Operator)



**BUILDING PERMIT**

**CANYON COUNTY DEVELOPMENT  
SERVICES DEPARTMENT**  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



ZC 2006-2438

Permit No: 20089  
Issued: 8/31/01  
Permit Cond:  
Item No: 0/S

OWNER/APPLICANT----- ANITA STROSCHIN 25114 N. MIDDLETON RD MIDDLETON, ID 83644 208/585-6059 T:		PROPERTY LOCATION----- 284938 FARMWAY RD CA Sect: 33 Town: 5N Range: 3W QTR: NW Lot: 0 Block: Long Legal: Sub: Parc No: 2R38154	
CONTRACTOR----- MOBILE HOME LOCATORS, INC. 5600 E CLEVELAND BLVD CALDWELL, ID 83605 208/459-7401		DESIGNER-----  000/000-0000	
PROJECT INFO----- Prj Value: \$10,000.00 Item No: 0/S MISCELLANEOUS Prj Type: MOVE ON Occ Type: MFG HOME (DW) Occ Group: R3 Occ Load: Cnstr Type: VN Land Use: A		SQ FT----- First Floor: 1,536 Second Floor: 0 SUBTOTAL: 1,536 Basement: 0 Garage: 0 Other: 0 =====	
PROJECT NOTES----- SETBACKS: F60-S10-R20-C60 1982 CHAMPION SET UP WITH STANDARD SET FOUNDATION		FEES ASSESSMENT----- Building Permit: \$0.00 Plan Check: \$0.00 Mobile Home: \$100.00 IRES: \$0.00 ZC: \$40.00 : \$0.00 : \$0.00 =====	
		TOTAL FEE: \$140.00 AMT PAID: \$140.00 =====	
		BALANCE DUE: \$0.00	

ADDRESS  
24938 Farmway Rd  
Ca.

**IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460**

**Inspection Request:** It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information.

1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

**Permit Suspension/Expiration:** The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

*[Signature]* 8-31-01  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

*[Signature]* 8/31  
SIGNATURE OF BUILDING OFFICIAL/INSPECTOR RECEIVED BY

ZC 2006-2438



Pre- 08-8-3-01

# CANYON COUNTY DEVELOPMENT SERVICES BUILDING DIVISION

1115 Albany, Caldwell, Idaho 83605, Phone: (208) 454-7460 Fax: (208) 454-6633

<b>Application for BUILDING PERMIT</b>			Permit # <u>20089</u>		
			PREP <u>11577</u>	BLOB <u>08103101</u>	
<b>APPLICANT</b>		<b>CURRENT OWNER OF PROPERTY</b>		<b>BUILDER</b>	
Name	<u>David J Olsen</u>	Name	<u>Anita Stroschein</u>	Name	<u>Mobile Home Locators</u>
Address	<u>25114 N. M. Hutton Rd</u>	Address	<u>Same</u>	Address	
City/State/Zip	<u>Caldwell ID 83644</u>	City/State/Zip	<u>Same</u>	City/State/Zip	<u>Caldwell ID 83645</u>
Cellular		Cellular		Cellular	
Phone	<u>585-6059</u>	Phone	<u>Same</u>	Phone	
<b>PERMIT IS FOR:</b>					
<b>SINGLE FAMILY RESIDENCE:</b> <input type="checkbox"/> NEW SQ. FT. _____ <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> _____		<b>GARAGE:</b> <input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED <input type="checkbox"/> CARPORT <input type="checkbox"/> _____		<b>MANUFACTURED HOME:</b> <input type="checkbox"/> NEW <input type="checkbox"/> MOVE-ON <input checked="" type="checkbox"/> MOBILE HOME PRIOR TO JUNE 1976 <u>1982 Camper</u> <u>24x64</u>	
				<b>MOVE ON:</b> <input type="checkbox"/> RESIDENCE <input type="checkbox"/> GARAGE <input type="checkbox"/> STORAGE <input type="checkbox"/> _____	
SEC <u>33</u> T <u>5N</u> R <u>3W</u> 1/4 SEC <u>NW</u> LOT _____ BLOCK _____ SUBDIVISION _____ SITE ADDRESS: <u>24938 Farmway Rd. Caldwell</u> ZIP <u>83607</u>					
<b>APPLICATION MUST INCLUDE (2) COMPLETE SETS OF PLANS &amp; SPECIFICATIONS</b>					

CERTIFICATE OF ZONING COMPLIANCE				Plan Review Deposit	
OFFICE USE ONLY	PROVIDE FOLLOWING DOCUMENTS	REQ	REC	NEW SINGLE FAMILY	
Assessor's Parcel #: <u>2038154</u>	Legal Description	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0000 - 1500 sf. - \$ 190.00	\$
Zoning Use: <u>"A"</u>	(2) Building Plans	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1501 - 2000 sf. - \$ 230.00	\$
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(2) Plot Plans	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2001 - 2500 sf. - \$ 280.00	\$
County Setbacks: <u>F 10 S 10 R 20 C 10</u>	S.W.D.H. Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2501 + sf. - \$ 340.00	\$
City Setbacks: <u>B 5 S R C</u>	Approach Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Parcel adjacent to SEC <u>1/4</u> SEC	Fire Dist. Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<u>PURPLE FACES</u>	Manufactured Home Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
City Impact: <u>NO FARMWAY</u>	Ad Valorem	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Case #:	Temporary M.H. Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Conditions:	Property Research	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Perpetual Easement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Road Frontage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Elevation Certificate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Development Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	<u>A R C A</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
				Zoning Compliance Fee	\$40.00 \$ <u>40.00</u>
				<b>TOTAL PAID</b>	\$
<p>This application is not a building permit, but a permit will be issued later if requirements in the Zoning and Subdivision Ordinances are satisfied. Covenants, conditions and restrictions (CC&amp;Rs) are not made or enforced by the Canyon County Development Services Department. Compliance with the Zoning and Subdivisions Ordinances does not mean compliance with CC&amp;Rs.</p> <p>I have read and acknowledge Canyon County's "Right to Farm" Disclosure Statement to preserve and protect agricultural activities and insulate lawful agricultural activities against nuisance complaints from urban and/or suburban uses.</p> <p>I affirm that all the information provided by me is correct to the best of my knowledge and that I have read the above paragraphs.</p>					
Applicant Signature <u>[Signature]</u>				Date <u>08/03/01</u>	
Authorized Signature <u>[Signature]</u>				Date <u>08/03/01</u>	



**CANYON COUNTY BUILDING DEPARTMENT  
PROJECT INFORMATION & APPROVAL**

<b>CONTRACTOR:</b> _____		<b>CONTACT:</b> _____	
<b>ADDRESS:</b> _____			
<b>PHONE:</b> _____		<b>MOBILE:</b> _____	
<b>PHONE:</b> _____		<b>FAX:</b> _____	
<b>DESIGNER:</b> _____		<b>CONTACT:</b> _____	
<b>ARCHITECT:</b> _____		<b>CONTACT:</b> _____	
<b>ENGINEER:</b> _____		<b>CONTACT:</b> _____	
<b>ADDRESS:</b> _____		<b>LIC#</b> _____	
<b>PHONE:</b> _____		<b>LIC#</b> _____	
<b>PHONE:</b> _____		<b>MOBILE:</b> _____	
<b>PHONE:</b> _____		<b>FAX:</b> _____	

<b>PROJECT TYPE:</b>	ITEM NO. <u>0/s</u>	ITEM NO. _____
<b>CONSTRUCTION TYPE:</b>	<u>Mme. DN</u>	_____
<b>OCCUPANCY TYPE:</b>	<u>VN</u>	_____
<b>OCCUPANCY GROUP:</b>	<u>M6g. (Dw)</u>	_____
<b>OCCUPANCY LOAD:</b>	<u>830</u>	_____

<b>PROJECT NOTES -</b>	<u>36-110-220-C60</u>	_____
<b>SETBACKS:</b>	_____	_____
<b>DESCRIPTION:</b>	<u>1982 Champion set up</u>	_____
	<u>with standard set</u>	_____
	<u>foundation.</u>	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

<b>SQUARE FOOT -</b>	_____	_____
<b>1ST FLOOR</b>	<u>1536</u>	_____
<b>2ND FLOOR</b>	_____	_____
<b>TOTAL</b>	_____	_____
<b>BASEMENT</b>	_____	_____
<b>GARAGE/STORAGE</b>	_____	_____
<b>OTHER</b>	_____	_____

<b>VALUE:</b> \$ <u>10,000.</u>	_____
_____	_____
_____	_____
<b>PLAN CHECK APPROVED BY:</b> <u>Walter D. White</u>	<b>DATE:</b> <u>8-8-01</u>



Data Entry

Aug 6, 2001  
CANYON COUNTY - Planning & Zoning  
RECEPTION

PZFM001

Assessor's Account 1R38154000 0		Owner(s) OLSEN, DAVID J STROSCHEIN, ANITA J	
Applicant - Name and Address Last First MI OLSEN DAVID		Legal Description 33-5N-3W NW Bldg Cls MH? N TX 11 LESS TX 11-A IN NWNW	
Company Adrs 25114 N. MIDDLETON RD. City MIDDLETON St ID Zip 83644 Home (208) 585-6059 Wk ( ) -		Acres 3.70 Parcel 05N03W333150 Site PURPLE SAGE RD CA Subdivision	
Applicant's Consultant  Company Adrs City St ID Zip Home Wk		Date Aug 6, 2001 Time 8:12 am Reception No 11577	

Information/Notes  
BLDG PERMIT (LYNN)

Clerk DRH

Data Available?

Case No 011577A33-5N-3W

N Zoning Compliance
N Zoning and C.U.P.
N Subdivision
N Parcel Division
N Enforcement

Office Visit(s) - Date                      Zoning Officer      Note





REQUEST FOR INSPECTION  
CANYON COUNTY

24938  
~~204928~~ FARMWAY RD CA

OWNER/APPLICANT-----	CONTRACTOR-----
ANITA STROSCHER	MOBILE HOME LOCATORS, INC.
25114 N. MIDDLETON RD	5600 E CLEVELAND BLVD
MIDDLETON, ID 83644	CALDWELL, ID 83605
208/585-6059	SCOTT HECK
	208/459-7401

PROJECT INFO-----

Permit No: 200891	Item No: O/S MISCELLANEOUS	
Issued: 8/31/01	Project Type: MOVE ON	Occ Type: MFG HOME (DW)
BD Staff: DD	Cnstr Type: VN	Occ Group: R3
		Occ Load:

JOB DESCRIPTION-----

SETBACKS: F60-S10-R20-C60	Section: 33	Lot:
1982 CHAMPION SET UP WITH STANDARD	Township: 5N	Block:
SET FOUNDATION	Range: 3W	Parcel No: 2R38154
	QTR: NW	
	SD:	

<input type="checkbox"/> FOOTINGS	<input type="checkbox"/> FRAMING	<input type="checkbox"/> DRYWALL	<input type="checkbox"/> FINAL	<input type="checkbox"/> OTHER
<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:
<input checked="" type="checkbox"/> SETBACK	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> NAILING	<input type="checkbox"/> FPL/STOVE	<input type="checkbox"/>
<input type="checkbox"/> FRONT	<input type="checkbox"/> EGRESS	<input type="checkbox"/> FIRE RESIST	<input type="checkbox"/> ELECT.FIX.	<input type="checkbox"/>
<input type="checkbox"/> SIDE			<input type="checkbox"/> PLUMB. FIX.	
<input type="checkbox"/> REAR			<input type="checkbox"/> HEAT./VENT	
<input type="checkbox"/> CORNER				
<input type="checkbox"/> FOUNDATION				

DATE RECEIVED 11/5

DATE NEEDED 11/8

COMMENTS Dave  
585-6059

Discussed set backs

INSPECTION MADE

INSPECTOR





REQUEST FOR INSPECTION  
CANYON COUNTY

24938 FARMWAY RD CA

OWNER/APPLICANT-----CONTRACTOR-----  
ANITA STROSCHEINMOBILE HOME LOCATORS, INC.  
25114 N. MIDDLETON RDMIDDLETON, ID 836445600 E CLEVELAND BLVD  
MIDDLETON, ID 83644CALDWELL, ID 83605  
208/585-6059SCOTT HECK208/459-7401

PROJECT INFO-----  
Permit No: 20089 Item No: O/S MISCELLANEOUS  
Issued: 8/31/01 Project Type: MOVE ON Occ Type: MFG HOME (DW)  
BD Staff: DD Cnstr Type: VN Occ Group: R3  
Occ Load:

JOB DESCRIPTION-----  
SETBACKS: F60-S10-R20-C60 Section: 33 Lot:  
1982 CHAMPION SET UP WITH STANDARD Township: 5N Block:  
SET FOUNDATION Range: 3W Parcel No: 2R38154  
QTR: NW  
SD:

<input type="checkbox"/> FOOTINGS	<input type="checkbox"/> FRAMING	<input type="checkbox"/> DRYWALL	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> OTHER
<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:
<input type="checkbox"/> SETBACK	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> NAILING	<input type="checkbox"/> FPL/STOVE	<input type="checkbox"/>
<input type="checkbox"/> FRONT	<input type="checkbox"/> EGRESS	<input type="checkbox"/> FIRE RESIST	<input type="checkbox"/> ELECT. FIX.	<input type="checkbox"/>
<input type="checkbox"/> SIDE			<input type="checkbox"/> PLUMB. FIX.	
<input type="checkbox"/> REAR			<input type="checkbox"/> HEAT./VENT	
<input type="checkbox"/> CORNER				
<input type="checkbox"/> FOUNDATION				

DATE RECEIVED 6-13-02

DATE NEEDED 6-14-02

COMMENTS David, 585-6059

- 1) Finish skirting and seal top against water infiltration.
- 2) Finish dirt grade sloping away from house
- 3) Set stairs on concrete blocks and solidify
- 4) 6" address numbers on house
- 5) Will check CUP.

INSPECTION MADE 6-14-02

INSPECTOR *Chris Johnson*





# REQUEST FOR INSPECTION CANYON COUNTY

24938 FARMWAY RD CA

OWNER/APPLICANT-----  
ANITA STROSCHER  
25114 N. MIDDLETON RD  
MIDDLETON, ID 83644  
208/585-6059

CONTRACTOR-----  
MOBILE HOME LOCATORS, INC.  
ID 83600

208/000-0000

PROJECT INFO-----  
Permit No: 20089 Item No: O/S MISCELLANEOUS  
Issued: 8/31/01 Project Type: MOVE ON  
BD Staff: DD Cnstr Type: VN Occ Type: MFG HOME (DW)  
Occ Group: R3  
Occ Load:

JOB DESCRIPTION-----  
SETBACKS: F60-S10-R20-C60  
1982 CHAMPION SET UP WITH STANDARD  
SET FOUNDATION  
Section: 33 Lot:  
Township: 5N Block:  
Range: 3W Parcel No: 2R38154  
QTR: NW  
SD:

<input type="checkbox"/> FOOTINGS	<input type="checkbox"/> FRAMING	<input type="checkbox"/> DRYWALL	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> OTHER
<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:	<input type="checkbox"/> DATE:
<input type="checkbox"/> SETBACK	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> NAILING	<input type="checkbox"/> FPL/STOVE	<input type="checkbox"/>
<input type="checkbox"/> FRONT	<input type="checkbox"/> EGRESS	<input type="checkbox"/> FIRE RESIST	<input type="checkbox"/> ELECT. FIX.	<input type="checkbox"/>
<input type="checkbox"/> SIDE			<input type="checkbox"/> PLUMB. FIX.	
<input type="checkbox"/> REAR			<input type="checkbox"/> HEAT./VENT	
<input type="checkbox"/> CORNER				
<input type="checkbox"/> FOUNDATION				

DATE RECEIVED

DATE NEEDED 4-18-03

## COMMENTS

- 1) Final dirt grade sloping away from
- 2) Seal skirting against water infiltration  
Cover holes
- 3) Set stairs on cement blocks

Call when Ready

INSPECTION MADE 4-18-03

INSPECTOR *Chris Johnson*





REQUEST FOR INSPECTION  
CANYON COUNTY

*Space #1*  
24938 FARMWAY RD CA

OWNER/APPLICANT-----CONTRACTOR-----  
ANITA STROSCHEINMOBILE HOME LOCATORS, INC.  
25114 N. MIDDLETON RD  
MIDDLETON, ID 83644, ID 83600  
208/585-6059208/000-0000

PROJECT INFO-----  
Permit No: 20089 Item No: O/S MISCELLANEOUS  
Issued: 8/31/01 Project Type: MOVE ON Occ Type: MFG HOME (DW)  
BD Staff: DO Cnstr Type: VN Occ Group: R3  
Occ Load:

JOB DESCRIPTION-----  
SETBACKS: F60-S10-R20-C60 Section: 33 Lot:  
1982 CHAMPION SET UP WITH STANDARD Township: 5N Block:  
SET FOUNDATION Range: 3W Parcel No: 2R38154  
QTR: NW  
SD:

- |                                     |                                     |                                      |   |                                |
|-------------------------------------|-------------------------------------|--------------------------------------|---|--------------------------------|
| <input type="checkbox"/> FOOTINGS   | <input type="checkbox"/> FRAMING    | <input type="checkbox"/> DRYWALL     | <input checked="" type="checkbox"/> FINAL | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> DATE:      | <input type="checkbox"/> DATE:      | <input type="checkbox"/> DATE:       | <input type="checkbox"/> DATE:            | <input type="checkbox"/> DATE: |
| <input type="checkbox"/> SETBACK    | <input type="checkbox"/> STRUCTURAL | <input type="checkbox"/> NAILING     | <input type="checkbox"/> FPL/STOVE        | <input type="checkbox"/>       |
| <input type="checkbox"/> FRONT      | <input type="checkbox"/> EGRESS     | <input type="checkbox"/> FIRE RESIST | <input type="checkbox"/> ELECT. FIX.      | <input type="checkbox"/>       |
| <input type="checkbox"/> SIDE       |                                     |                                      | <input type="checkbox"/> PLUMB. FIX.      |                                |
| <input type="checkbox"/> REAR       |                                     |                                      | <input type="checkbox"/> HEAT./VENT       |                                |
| <input type="checkbox"/> CORNER     |                                     |                                      |   |                                |
| <input type="checkbox"/> FOUNDATION |                                     |                                      |   |                                |

*Call 15-20 min ahead AM*

DATE RECEIVED *2-5-04* DATE NEEDED *2-6-04*

COMMENTS *David 863-3652*

*1) Seal top of skirting against water infiltration.  
Seal holes*

*Call when ready*

INSPECTION MADE *2-6-04*

INSPECTOR *Chl John*





REQUEST FOR INSPECTION  
CANYON COUNTY

24938 FARMWAY RD CA

OWNER/APPLICANT-----CONTRACTOR-----  
ANITA STROSCHEINMOBILE HOME LOCATORS, INC.  
25114 N. MIDDLETON RD  
MIDDLETON, ID 83644, ID 83600  
208/585-6059208/000-0000

PROJECT INFO-----  
Permit No: 20089 Item No: O/S MISCELLANEOUS  
Issued: 8/31/01 Project Type: MOVE ON Occ Type: MFG HOME (DW)  
BD Staff: DD Cnstr Type: VN Occ Group: R3  
Occ Load:

JOB DESCRIPTION-----  
SETBACKS:F60-S10-R20-C60 Section: 33 Lot:  
1982 CHAMPION SET UP WITH STANDARD Township: 5N Block:  
SET FOUNDATION Range: 3W Parcel No: 2R38154  
QTR: NW  
SD:

- |                                     |                                     |                                      |   |                                |
|-------------------------------------|-------------------------------------|--------------------------------------|---|--------------------------------|
| <input type="checkbox"/> FOOTINGS   | <input type="checkbox"/> FRAMING    | <input type="checkbox"/> DRYWALL     | <input checked="" type="checkbox"/> FINAL | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> DATE:      | <input type="checkbox"/> DATE:      | <input type="checkbox"/> DATE:       | <input type="checkbox"/> DATE:            | <input type="checkbox"/> DATE: |
| <input type="checkbox"/> SETBACK    | <input type="checkbox"/> STRUCTURAL | <input type="checkbox"/> NAILING     | <input type="checkbox"/> FPL/STOVE        | <input type="checkbox"/>       |
| <input type="checkbox"/> FRONT      | <input type="checkbox"/> EGRESS     | <input type="checkbox"/> FIRE RESIST | <input type="checkbox"/> ELECT.FIX.       | <input type="checkbox"/>       |
| <input type="checkbox"/> SIDE       |                                     |                                      | <input type="checkbox"/> PLUMB. FIX.      |                                |
| <input type="checkbox"/> REAR       |                                     |                                      | <input type="checkbox"/> HEAT./VENT       |                                |
| <input type="checkbox"/> CORNER     |                                     |                                      |   |                                |
| <input type="checkbox"/> FOUNDATION |                                     |                                      |   |                                |

DATE RECEIVED 2-18-04 DATE NEEDED 2-19-04 PM

COMMENTS Drive 863-3652

Ok to occupy

INSPECTION MADE

INSPECTOR



# RESIDENTIAL CERTIFICATE OF OCCUPANCY CANYON COUNTY



Permit No: 20089  
Issued: 8/31/01  
Permit Cond:  
Item No: O/S

OWNER/APPLICANT-----		PROPERTY LOCATION-----	
ANITA STROSCHER		24938 FARMWAY RD CA	
25114 N. MIDDLETON RD		Sect: 33 Town: 5N Range: 3W QTR: NW	
MIDDLETON, ID 83644		Lot: 0 Block: Long Legal:	
208/585-6059		Sub:	
T:	S:	Parc No: 2R38154	

CONTRACTOR-----		DESIGNER-----	
MOBILE HOME LOCATORS, INC.			
, ID 83600			
208/000-0000		000/000-0000	

PROJECT INFO-----		SQ FT-----	
Prj Value: \$10,000.00		First Floor:	1,536
Item No: O/S MISCELLANEOUS		Second Floor:	0
Prj Type: MOVE ON		SUBTOTAL:	1,536
Occ Type: MFG HOME (DW)		Basement:	0
Occ Grp: R3		Garage:	0
Occ Load:		Other:	0
Cnstr Type: VN		=====	
Land Use: A		TOTAL:	1,536

PROJECT NOTES-----  
SETBACKS:F60-S10-R20-C60  
1982 CHAMPION SET UP WITH STANDARD  
SET FOUNDATION

OCCUPANCY CONDITIONS/COMMENTS-----

## OCCUPANCY STATEMENT AND REQUIREMENTS

This structure or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use.

This structure or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use.

The issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

*Chad J. [Signature]* 2-19-04  
BUILDING OFFICIAL/INSPECTOR



Pre-08-8-3-01

20006-2438

**CANYON COUNTY DEVELOPMENT SERVICES BUILDING DIVISION**

1115 Albany, Caldwell, Idaho 83605, Phone: (208) 454-7460 Fax: (208) 454-6633

<b>Application for BUILDING PERMIT</b>			<b>SCANNED</b>		Permit # <u>20089</u>	
Initial <u>reh</u> Date <u>6/12/06</u>		PRE# <u>11577</u>		BLD# <u>08103101</u>		
APPLICANT		CURRENT OWNER OF PROPERTY		BUILDER		
Name <u>David J Olsen</u>		Name <u>Anita Stroschein</u>		Name <u>Mobile Home Acators</u>		
Address <u>25114 N. Middleton Rd</u>		Address <u>Same</u>		Address		
City/State/Zip <u>Middleton ID 83644</u>		City/State/Zip <u>Same</u>		City/State/Zip <u>Caldwell ID 83605</u>		
Cellular		Cellular		Cellular		
Phone <u>585-6059</u>		Phone <u>Same</u>		Phone		
<b>PERMIT IS FOR:</b>						
<b>SINGLE FAMILY RESIDENCE:</b> <input type="checkbox"/> NEW SQ. FT. _____ <input type="checkbox"/> ADDITION _____ <input type="checkbox"/> ALTERATION _____ <input type="checkbox"/> _____		<b>GARAGE:</b> <input type="checkbox"/> ATTACHED _____ <input type="checkbox"/> DETACHED _____ <input type="checkbox"/> CARPORT _____ <input type="checkbox"/> _____		<b>MANUFACTURED HOME:</b> <input type="checkbox"/> NEW _____ <input type="checkbox"/> MOVE-ON _____ <input checked="" type="checkbox"/> MOBILE HOME PRIOR TO JUNE 1976 <u>1982 Cammer</u> <u>24x64</u>		<b>MOVE ON:</b> <input type="checkbox"/> RESIDENCE _____ <input type="checkbox"/> GARAGE _____ <input type="checkbox"/> STORAGE _____
SEC <u>33</u> T <u>SN</u> R <u>3W</u> 1/4 SEC <u>NW</u>		LOT _____		BLOCK _____		SUBDIVISION _____
X SITE ADDRESS: <u>24938</u>		<u>Farmway Rd.</u>		<u>Caldwell</u>		ZIP <u>83607</u>
<b>APPLICATION MUST INCLUDE (2) COMPLETE SETS OF PLANS &amp; SPECIFICATIONS</b>						

<b>CERTIFICATE OF ZONING COMPLIANCE</b>				<b>Plan Review Deposit</b>	
OFFICE USE ONLY	PROVIDE FOLLOWING DOCUMENTS	REQ	REC	NEW SINGLE FAMILY	
Assessor's Parcel #: <u>2238154</u>	Legal Description	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0000 - 1500 sf. - \$ 190.00	\$
Zoning Use: <u>"A"</u>	(2) Building Plans	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1501 - 2000 sf. - \$ 230.00	\$
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(2) Plot Plans	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2001 - 2500 sf. - \$ 280.00	\$
County Setbacks: <u>F 10 S 10 R 20 C 10</u>	S.W.D.H. Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2501 + sf. - \$ 340.00	\$
City Setbacks: <u>S R C</u>	Approach Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Parcel adjacent to SEC <u>1/4</u> SEC	Fire Dist. Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<u>PURPLE SAGE &amp; FARMWAY</u>	Manufactured Home Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
City Impact: <u>NO FARMWAY</u>	Ad Valorem	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Zoning Compliance Fee \$40.00	\$ <u>40.00</u>
Case #:	Temporary M.H. Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>TOTAL PAID</b>	\$
Conditions:	Property Research	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Perpetual Easement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Road Frontage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Elevation Certificate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Development Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<p>This application is not a building permit, but a permit will be issued later if requirements in the Zoning and Subdivision Ordinances are satisfied. Covenants, conditions and restrictions (CC&amp;Rs) are not made or enforced by the Canyon County Development Services Department. Compliance with the Zoning and Subdivisions Ordinances does not mean compliance with CC&amp;Rs.</p> <p>I have read and acknowledge Canyon County's "Right to Farm" Disclosure Statement to preserve and protect agricultural activities and insulate lawful agricultural activities against nuisance complaints from urban and/or suburban uses.</p> <p>I affirm that all the information provided by me is correct to the best of my knowledge and that I have read the above paragraphs.</p>					
Applicant Signature <u>[Signature]</u>				Date <u>08/03/01</u>	
Authorized Signature <u>[Signature]</u>				Date <u>08/03/01</u>	



MODE:F ACTION:

PRESS {01 RETURN} TO VIEW ANOTHER ACCOUNT

TRQK101

REAL PROPERTY INQUIRY

01 2R38154-000- -0 033-00	SCH134	12	18,400	1.00
		2A	9,400	2.70

OLSEN, DAVID J  
& STROSCHEIN, ANITA J

P O BOX 711  
MIDDLETON ID 83644

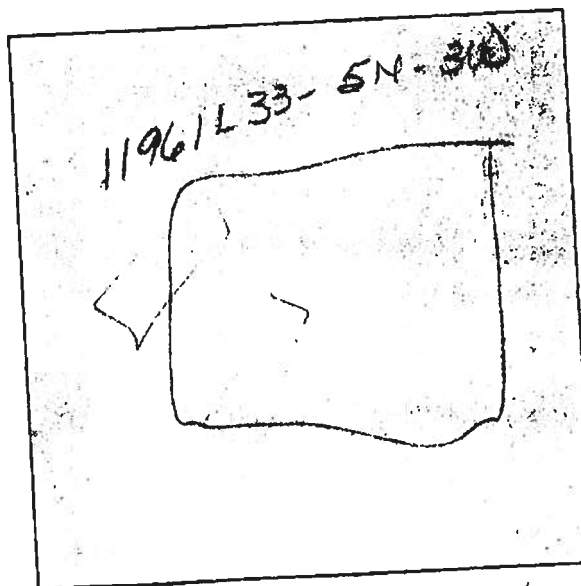
33-5N-3W NW  
TX 11 LESS TX 11-A IN NWNW

PURPLE SAGE RD, CA

*Section*

TOTAL	27,800	<u>3.70</u>
-------	--------	-------------

SURVEY INST 200112972  
DRAIN DR VALUE APPR SAP  
CLASS REAP 98 MAN UNIT 0  
PARCEL 2R05N03W333150 H/O N C/B N  
PRIOR ACCOUNT 1R38154-000- -0  
02 MH on Property NO  
03 Traits 04 Companion Sheet





APPLICATION AND PERMIT TO USE RIGHT-OF-WAY  
APPROACHES AND OTHER

LOT SPLIT ☐ APPROACH ☒ OTHER-DESCRIBE ☐

ROAD NAME: Farm Way LOCATION BETWEEN P. Sage RD. & Pidge Way RD.

ROAD CLASSIFICATION: ARTERIAL ☐ COLLECTOR ☒ OTHER ☐ Approach for

PUBLIC ROAD SURFACE TYPE: DIRT ☐ GRAVEL ☐ PAVEMENT ☒ 2 residences 152 ft

TWENTY-FIVE DOLLAR (\$25.00) FEE PAID: YES ☐ NO ☐ South from Pidge road.  
Submit a sketch of proposed lot split for attachment 12" cm p pipe 24 ft Purple Sage Rd.

NAME

PHONE NO.

ADDRESS

CITY STATE ZIP

SIGNATURE OF APPLICANT AND DATE

LOT SPLIT WITH DESIGNATED APPROACH LOCATION APPROVED.

SIGNATURE OF DIRECTOR OF HIGHWAYS DATE

COMPLETE IF - APPLYING FOR CONSTRUCTION PERMIT

NOTICE:

This permit shall not be valid for construction until,  
or unless, the provisions of Idaho Code Title 55,  
Chapter 22 have been complied with.

PRIOR TO EXCAVATION, CALL DIGLINE  
1 (800) 342-1585

PERMIT EXPIRES SIXTY (60) DAYS FROM ISSUE  
DATE. ALL WORK MUST BE COMPLETED PRIOR  
TO SIXTY (60) DAYS. DEPOSIT WILL BE  
FORFEITED AT END OF SIXTY (60) DAYS UNLESS  
OTHER ARRANGEMENTS ARE MADE WITH THIS  
OFFICE.

TYPE OF APPROACH: RESIDENCE ☒ COMMERCIAL ☐ FIELD ☐ OTHER ☐

I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE  
SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL PROVISIONS  
PRINTED ON THE REVERSE SIDE. THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

David Olsen  
NAME 25114 N Middleton Rd  
ADDRESS Middleton Id  
CITY STATE ZIP

585 6059  
PHONE NO.

David Olsen  
SIGNATURE OF AUTHORIZED  
REPRESENTATIVE AND DATE

PERMIT FEE PAID: YES ☐ \$25.00 NO ☐

DEPOSIT PAID: YES ☒ AMOUNT 225.00 NO ☐

Submit a sketch of approach for attachment

12" x 30' residential culvert ☒  
12" x 40' commercial culvert ☐  
No culvert required at this time ☐

SUBJECT TO ALL TERMS, CONDITIONS AND PROVISIONS SHOWN ON THIS FORM, OR ATTACHMENTS, PERMISSION IS  
HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK AS DESCRIBED.

SIGNATURE/HIGHWAY DISTRICT PERSONNEL: Earl V. Ba... DATE: 7-13-01

COPY OF PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION  
EXAMPLE ONLY: PERMIT MAY VARY FOR EACH HIGHWAY DISTRICT





# Southwest District Health Department

920 Main Street  
Caldwell, Idaho 83605  
(208) 455-5400 • FAX (208) 454-7722

For Office Use Only  
Document Number

18042

## INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

Site Eval. Charge: 1600 Permit Fee 90  
Receipt # 345132 Receipt #  
Date 7-6-01 Date 7-6-01  
Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

Legal Description T4W R34 Sec 33

Site Location: 2nd St. 4th St. 1st St. 1st St.

1st St. 1st St. 1st St. 1st St.

Property Owner Alma...

Property Address ...

City Caldwell County Blaine

Phone 255-6059

Applicant Signature [Signature]

☒ New ☐ Replacement Lot Size 0.4

# of Bedrooms 3 Flow 250 Gal.

Septic Tank 1000 Eff. Area 250 Sq. Ft.

Type Dwelling S Type System D

Soil Texture Classification: 1-A

Test Hole Evaluation Results: 0.5

Permit Issued

[Signature] EHS Signature EHS Code 66 Date 8-2-01

This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit.

This application will expire 12 months from the application date unless renewed. Two renewals are allowed.

Drainfield Distance from Adjacent Wells 2500 ft.

Distance to Temporary Surface Water 2500 ft.

Distance to Permanent Surface Water 2500 ft.

Static Water Table Depth 10 ft.

Licensed Installer [Signature]

Site Evaluation Inspection:

[Signature] EHS Signature EHS Code 66 Date 8-2-01

The size of the drainfield will be determined at the time of the site inspection.

Septic Tank gal. Mfr. 2

Standpipe manhole depth 1 ins.

Absorption area: 1 sq. ft.

Dimensions: Width 1 ft. Length 1 ft.

Gravel: 1 yds. Depth under pipe 1 ft/in.

Sand: 1 yds. Well installed: Yes No

Depth to pipe 1 ins. Dist. to well 1 ft.

Licensed installer

or owner installed

Final EHS Approval

EHS Signature	EHS Code	Date
Date <u>8-2-01</u>		
Travel <u>30</u>		
Inspect <u>30</u>		
EHS Code <u>66</u>		

Remarks: 1st St. 1st St. 1st St. 1st St.  
mobile pump of 5 or greater 1045  
If approval of this pump is obtained  
contact SWDH for further development  
information for purchasing further permit  
Installation shall comply with all applicable rules, regulations, and standards.  
**NOTE:** This is not a building permit, a building permit may be required by the County or City.





## Development Services Department

Parcel Owner: David D. Olson  
Parcel Address: 24938 Farway RD  
City, State, Zip: CARLE ID 83605

### Access Road Construction Acknowledgment

I, \_\_\_\_\_, hereby acknowledge that as a condition of receiving a building permit I am required to construct a Type 1 Road to provide access to all inhabited structures on the property(ies) described in Exhibit A. I hereby agree to construct the same. I understand that:

DDO ☐ The road must comply with all applicable ordinances, statutes and  
(Initial) regulations.

DDO ☒ The turnaround must be approved by the fire district having jurisdiction over the  
(Initial) property(ies) described in Exhibit A prior to any use or occupancy of any building, structure or premises located on it.

DDO ☐ That the road and the structures on the property described in Exhibit A must  
(Initial) receive a final inspection by a building inspector from the Canyon County Development Services Department prior to any use, or occupancy of any building, structure or premises on said property(ies).

DDO ☐ That a Certificate of Occupancy will not be issued unless and until the above  
(Initial) conditions have been complied with.

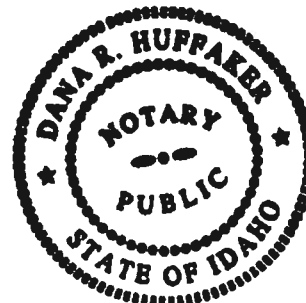
I have read and fully understand this acknowledgement. I have been given the opportunity to consult with an attorney, if I so desire, prior to signing this acknowledgement.

DATED this 28 day of July, 2001.

David D. Olson  
Property Owner

ATTEST:

Dana R. Huffaker  
Notary







ADA COUNTY TREASURERS OFFICE  
650 MAIN STREET  
BOISE ID 83702  
(208) 364-2233

08/03/2001

FULL PRE-PAYMENT TAX RECEIPT

Tax Year: 2001  
Parcel#: PILOVANWA01

Deed Owners Name/Address

LOVAN VENITA  
4200 TALAMORE  
MERIDIAN ID 83642-1011

Legal Description

CHERRY LANE VILLAGE #1  
3N 1W 03

Payers Name/Address

STROSCHEIN ANITA J  
25114 N MIDDLETON RD  
MIDDLETON ID 83644

Market Value	9,000
Less: Homeowner	0
Taxable Value	9,000
Est Tax Amount	134.07
Collected	101.31
Est Tax Due	0.00

	<u>Packet#</u>	<u>Amount</u>	<u>Date</u>
PAYMENT (S):	200101161	101.31	08/03/2001

THE INFORMATION PROVIDED ON THIS RECEIPT REFLECTS THE ESTIMATED TAX VALUES AT THE TIME THE PAYMENT WAS MADE. THESE VALUES ARE SUBJECT TO CHANGE AS MORE PRECISE TAX INFORMATION IS GATHERED.



# BUILDING PERMIT

CANYON COUNTY DEVELOPMENT  
SERVICES DEPARTMENT  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



Permit No: 20089  
Issued: 8/31/01  
Permit Cond:  
Item No: 0/5

OWNER/APPLICANT-----  
ANITA STROSCHER  
25114 N. MIDDLETON RD  
MIDDLETON, ID 83644  
208/585-6059  
T:

PROPERTY LOCATION-----  
204938 FARMWAY RD CA  
Sect: 33 Town: 5N Range: 3W QTR: NW  
Lot: 0 Block: Long Legal:  
Sub:  
Parcel No: 2R38154

CONTRACTOR-----  
MOBILE HOME LOCATORS, INC.  
5600 E CLEVELAND BLVD  
CALDWELL, ID 83605  
208/459-7401

DESIGNER-----  
  
000/000-0000

PROJECT INFO-----  
Prj Value: \$10,000.00  
Item No: 0/5 MISCELLANEOUS  
Prj Type: MOVE ON  
Occ Type: MFG HOME (DW)  
Occ Group: R3  
Occ Load:  
Cnstr Type: VN  
Land Use: A

SQ FT-----  
First Floor: 1,536  
Second Floor: 0  
SUBTOTAL: 1,536  
Basement: 0  
Garage: 0  
Other: 0  
===== TOTAL: 1,536

PROJECT NOTES-----  
SETBACKS: F60-S10-R20-C60  
1992 CHAMPION SET UP WITH STANDARD  
SET FOUNDATION

FEES ASSESSMENT-----  
Building Permit: \$0.00  
Plan Check: \$0.00  
Mobile Home: \$100.00  
IRES: \$0.00  
ZC: \$40.00  
: \$0.00  
: \$0.00  
===== TOTAL FEE: \$140.00  
AMT PAID: \$140.00  
BALANCE DUE: \$0.00

ADDRESS  
204938 Farmway Rd  
Ca.

## IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460

Inspection Request: It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information.

1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
8-31-01  
DATE

SIGNATURE OF BUILDING OFFICIAL/INSPECTOR

8/31  
RECEIVED BY





# Development Services Department

1115 Albany Street · Caldwell, Idaho · 83605 · (208) 454-7458 · (208) 454-6633 Fax  
DSDInfo@Canyoncounty.org

## NOTICE OF ZONING VIOLATION

David J. Olsen &  
Anita J. Stroschein  
25114 Middleton Road  
Middleton, ID 83644

Dear Mr. Olsen & Ms. Stroschein:

During previous correspondence and meetings, the most recent being on, February 7, 2003 you were informed that conditions on your property are in violation of Canyon County Zoning Ordinance. The property is located at **the corner of Farmway Road and Purple Sage Road**, Canyon County Assessor's parcel #**R38154-000** in Section 33, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. The subject property is zoned "A" Agricultural.

The locating of manufactured homes on the property without a completed Canyon County Zoning Compliance and a Building permit for each of the structures is a violation of the following Canyon County Code provisions:

- **07-11-01: PROVISIONS FOR CERTIFICATE OF ZONING COMPLIANCE:**
  - (1) *Certificate of Zoning Compliance Required: No building or other structure shall be erected, moved, added to or structurally altered without issuance of a certificate of zoning compliance by the Director when a building permit is required pursuant to the Canyon County Building Code Ordinance.*

The Board of County Commissioners requires that, within ten (10) calendar days from the date this Notice is served to you, you prove to the satisfaction of the Director of the Development Services Department, or their designee that the specified violation(s) have been corrected.

Failure to remedy the violation or contact this office as specified above may cause civil court proceedings or a criminal misdemeanor citation to be issued against you.

**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.  
H:\Files\March 03\Olsen RCN - zoning.doc



Each day that work or land use in violation of the Canyon County Zoning Ordinance continues after this ten-day period shall constitute a separate offense. Each **violation** shall be punishable as provided in Idaho Code Section 18-113. The cost of civil court proceedings and attorney fees may be assessed against the responsible party.

If you have any questions, you may contact this office at (208) 454-7458. To view the Canyon County Code you may go to [www.canyoncounty.org/dsd/codeenforcement.htm](http://www.canyoncounty.org/dsd/codeenforcement.htm)

Sincerely,



Dan Hunter  
Code Enforcement Officer    [dhunter@canyoncounty.org](mailto:dhunter@canyoncounty.org)

3/21/03  
Date





# Development Services Department

1115 Albany Street · Caldwell, Idaho · 83605 · (208) 454-7458 · (208) 454-6633 Fax  
DSDInfo@Canyoncounty.org

 COPY

July 8, 2003

David Olsen  
25114 N. Middleton Rd.  
Middleton, Id 83606

Re: Conditions of Conditional Use Permit

Dear Mr. Olsen;

I have reviewed the original conditions of your Conditional Use Permit and met with the Board of County Commissioners for additional clarification. It is clear that at this time you must complete certain items before Development Services Department (DSD) can accept any additional zoning compliance applications from you.

Specifically, you must meet the completion date of July 15, 2003 for the playground. In addition, you must tile the ditch as part of the last stage of the project.

Our records and recent photographs show you have moved another manufactured home onto the site without obtaining a zoning compliance permit. This occurred after a DSD Planner went over the correct process with you the last time you moved a manufactured home on the site prior to receiving the appropriate compliance documents and permits. Therefore, you are technically in violation of the current Canyon County Zoning Ordinance.

Furthermore, there is some concern about the current placement of one of the mobile units designated for storage and whether it meets the setback requirements. It will be necessary for you to show this unit meets the proper setback measurements.

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.  
H:\Files\July03\Olsen 7-8-03.doc



## Jay Warren

---

**From:** Darin Taylor  
**Sent:** Sunday, December 07, 2003 10:53 AM  
**To:** Jay Warren  
**Subject:** RE: David Olsen 585 - 6059

He was made aware. We had a good long detailed discussion of not only those three points, but others what would be required of him in the future and at what times (before final inspections, etc.). As for these three, he needs to demonstrate compliance before DSD issues additional building permits, so whatever time frame he is on -- no deadline from this side, although, it would be great if you could work it into your schedule this week.

Darin

-----Original Message-----

**From:** Jay Warren  
**Sent:** Friday, December 05, 2003 3:45 PM  
**To:** Darin Taylor  
**Subject:** RE: David Olsen

Darrin,

Was Mr. Olsen made aware of these three points when you had spoken to him? And, was there a particular day that you request I visit with him (time line on having these points met for possible CUP amendment approval)? Thanks  
Darrin, -J

-----Original Message-----

**From:** Darin Taylor  
**Sent:** Friday, December 05, 2003 3:24 PM  
**To:** Jay Warren  
**Cc:** Donna West; Craig Wolford  
**Subject:** David Olsen

Jay,

Mr. David Olsen is preparing to move another mobile home into his mobile home park at the SW corner of Farmway and Purple Sage roads. He came in to confirm the status of his conditions and to make sure of what he had to do prior to obtaining a permit.

We reviewed the CUP conditions,  
minutes from Mr. Olsen's 2/13/03 meeting with the Board,  
Mr. Olsen's 2/19/03 letter to the Board,  
the Board's 2/26/03 response to Mr. Olsen's 2/19/03 letter,  
the 7/10/03 code enforcement letter to Mr. Olsen, and  
CCC 07-15-05(3).

Mr. Olsen then talked with Leon and was given an application for a public hearing to change two or three conditions on his CUP (previously approved by the Board, so his application will go directly to the Board for hearing).

If and until the conditions of his CUP are modified, and before he obtains another building permit, Mr. Olsen needs to:

1. Install and connect an irrigation-sprinkler system to mobile home #5,
2. Plant trees 10' apart along the southern boundary where his property is contiguous to Mr. Coombs' property,
3. Keep open the ditch through the middle of the property (in a north-south direction).

There are some other improvements he needs to make, but not necessarily before obtaining his next building



permit. I am detailing those in a letter to him, and I will copy you on the letter.

I wanted to verify the three conditions listed above had been complied with. Donna said this is a code enforcement issue and wanted you rather than me to drive by the property and confirm conditions had been met. Will you please work that into your schedule sometime next week and let me know what you find. Thank you.

Darin



Opening Date: 03/21/2003 Last Update: 02/09/2004 Closed Date: 02/09/2004

Property Owner

David Olsen

Parcel Number

R38154-000

Address

25114 Middleton Road

Property Address:

24938 Farmway Road, 83607

City:

Middleton

State:

ID

SecTwpRg:

33-5N-3W

ZipCode:

83644

County Area

- ☐ Area 1  
☐ Area 2  
☒ Area 3  
☐ Area 4

Review Date:

Violation:

Zoning

Notes

3/6/03 Photos of site, Two MH on property. 3/21/03 Delivered Zoning RCN to SO. 3/24/03 Mr. Olsen called in with ?? About what the RCN was about. I explained the need for ZC & BP's, he told me that he would be in by 3/27 to get permits. 3/24/03 Mr. Olsen came in to office and met with Ms. Hunsperger, he did make application for one MH for storage. He needed more information for the 2nd MH. I told him that I would expect him to be ready for inspection at the time that he picks up the BP in 8 to 10 days. 3/26/03 SO served Mr. Olsen on 3/22 6/19/03 New Complaint --- Fence is being built to close to road. Sent letter about Zoning Violation 10 day. 6/23/03 Mr. Olsen called said that he would remove fence. 12/5/03 Mr. Taylor requests me to view prop for corrections before another bldg permit issued. 12/8/03 I phoned Mr. Olsen, left message to contact me for viewing of property. 12/12/03 site visit. Trees had been planted, sprinkler will be put in place soon, open ditch questionable. 2/9/04 Mr. Wolford site visit. Reports that property in compliance. Closed.

Complaint

Phone

Find Complaint





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
 Zoning 454-7458      Building 454-7460  
**Permit Number: BP2003-284**

**Permit Record Report**

Page 1 of 3

Printed: 3/24/2003

BP2003-284

Parcel Number: **R38154 (2)**Section: **33**Township: **5N**Range: **3W**

1/4 Section

Zone: **A**

Flood Hazard Zone/Use:

X - Outside SFHA

Site Address:

24938 1/2 PURPLE SAGE

ROAD

Caldwell, ID 83607

Address Assigned By City:

Permit Is For: **Pre 1976 Mobile Home**

Land Use Case #:

Subdivision:

Acreage of Parcel: **3.70**

Lot:

Block:

City Impact Area: **NO**

**SCANNED**  
 Initial ML Date: 5-1-07

County Set Backs: ☒City Set Backs: ☐Sec Line: **60 Feet**Front: **30**

Front:

1/4 Sec Line: **N/A**Side: **10**

Side:

Rear: **20**

Rear:

# of Perm Residence:

# of Temp Residence:

Corner Lot F/S:

Corner S/F:

**Applicant:** DAVID OLSENApplicant Role: **Owner**

Address: PO BOX 711

Phone: 208-585-6059

Middleton, ID 83644

**Property Owner:** DAVID OLSEN

Address: PO BOX 711

Middleton, ID 83644

Phone: 208-585-6059

**Contractors:** SELF

Address:

Phone:

Primary? ☒**App Accepted By:** Susan Hunsperger

Filing Date:

Status: Incomplete      On Hold By:

Comments: MFG TO BE USED AS STORAGE ONLY

BP2003-284





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
Permit Number: BP2003-284

**Permit Record Report**

Page 2 of 3

Printed: 3/24/2003

**Required Documentation:**

**Received:**

- |  |                                     |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Legal Description  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Building Plans (2) | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Plans (2)     | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> SWDH Permit                   | <input type="checkbox"/>            |
| <input type="checkbox"/> Hwy Dist/IDT Permit           | <input type="checkbox"/>            |
| <input type="checkbox"/> Fire Dist Permit              | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> MH Application     | <input checked="" type="checkbox"/> |

**Required Documentation:**

**Received:**

- |   |                                     |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Ad Valorem        | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> MH Temp Res Permit           | <input type="checkbox"/>            |
| <input type="checkbox"/> Easement & Maint Agreement   | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Property Research | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Road Frontage                | <input type="checkbox"/>            |
| <input type="checkbox"/> Development Permit           | <input type="checkbox"/>            |
| <input type="checkbox"/> Elevation Certificate        | <input type="checkbox"/>            |
| <input type="checkbox"/> Bonding/ARCA                 | <input type="checkbox"/>            |

**Special Conditions:**

**STORAGE ONLY**

**Fees and Receipts:**

Number	Description	Amount
FEE2003-944	ZONING COMPLIANCE	\$40.00
<b>Total Fees:</b>		<b>\$40.00</b>

**Conditions:**

- Condition Comments:** Property owner is responsible for identification of all property boundaries for setback measurements.
- Condition Comments:** This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.
- Condition Comments:** Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
Permit Number: BP2003-284

Permit Record Report

Page 3 of 3

Printed: 3/24/2003

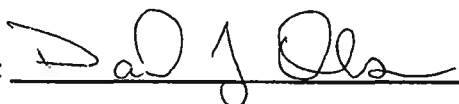
**Private Drive/Road Information**

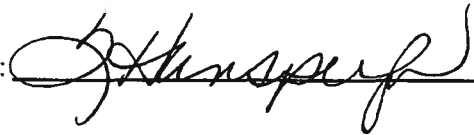
Road Name:	Approved By 911:
Easement Recordation #:	Maintenance Agreement Recordation #:
Number of Residences Served:	Range of Address:
Length of Existing Road:	Date of Certification:
Length to be Certified:	
Additional Information:	


This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not begun within three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges Idaho Code Title 22, Chapter 45, "Right to Farm", and any nuisance complaints regarding agricultural activity may be limited by this statute.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicants Signature:  Date: 3/23/03

DSD Staff Accepting Application:  Date: 3/25/03

Reviewed By:  Date: 3/25/03



MODE:F ACTION: PRESS {01 RETURN} TO VIEW ANOTHER ACCOUNT TRQK101  
System User- HUFFAKER Date 02/07/2003 Time 10:45  
REAL PROPERTY INQUIRY

01 2R38154-000- -0 033-00 SCH134	12	23,000	1.00
	2A	10,800	2.70
=====			
OLSEN, DAVID J			
& STROSCHEIN, ANITA J			
P O BOX 711			
MIDDLETON	ID 83644		
=====			
33-5N-3W NW	TOTAL	33,800	3.70
TX 11 LESS TX 11-A IN NWNW	=====		
	SURVEY INST 200112972		
	DRAIN DR VALUE APPR MKB		
	CLASS REAP 98 MAN UNIT 0		
	PARCEL 2R05N03W333150 H/O N C/B N		
	PRIOR ACCOUNT 1R38154-000- -0		
	02 MH on Property YES		
	03 Traits 04 Companion Sheet		

PURPLE SAGE RD, CA

*7 m.H. dics*

*24938 Highway*

*Hand-in paperwork*

*Dave Olson*

*PI2003-380*

*B.P.*

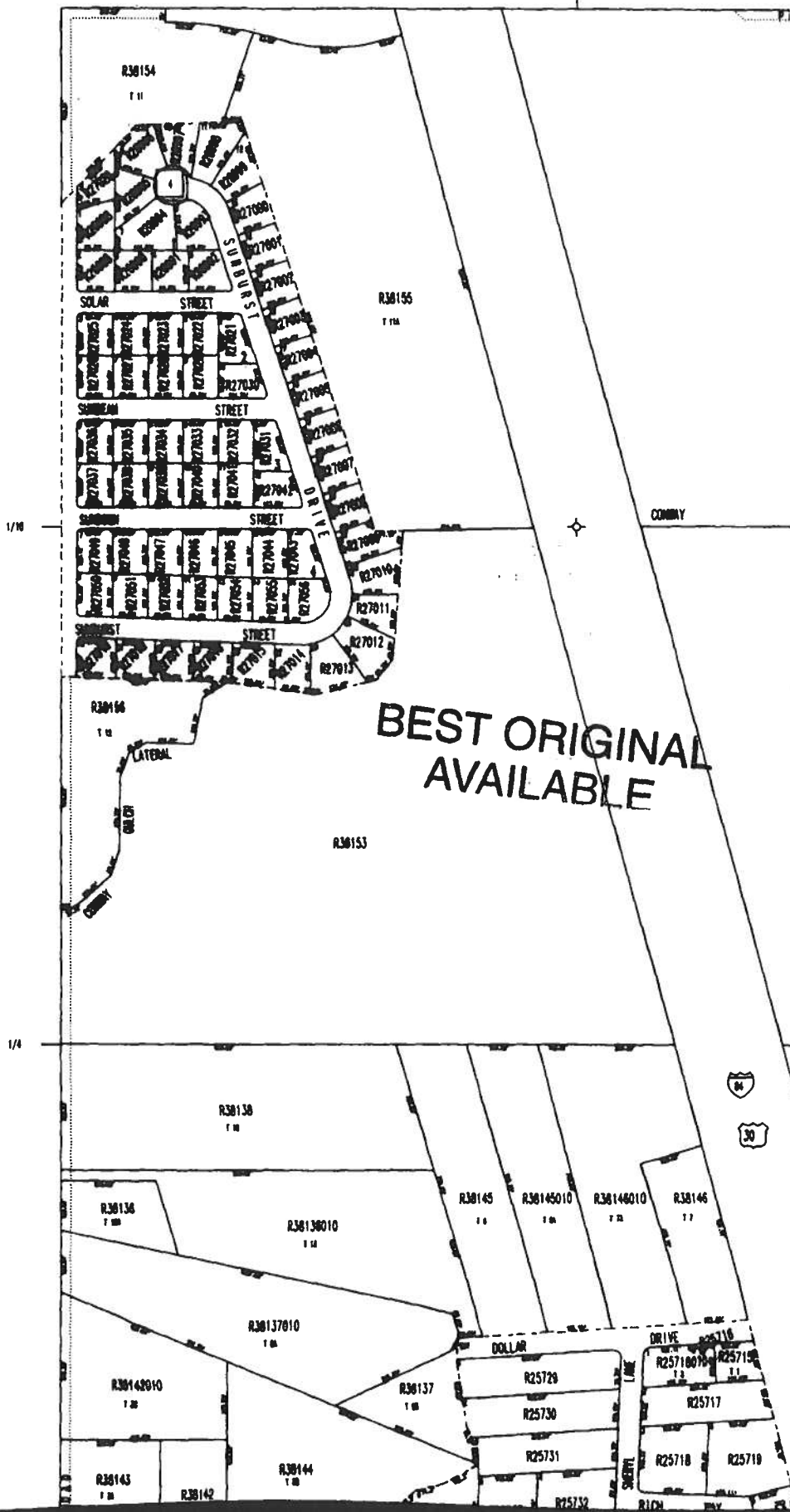


THIS DOCUMENT IS CLASSIFIED FOR AUTOMATIC DOWNGRADING AND  
DECLASSIFICATION ON THE BASIS OF THE FOLLOWING INFORMATION AND  
DATE: 10/15/2001

6	5	4	3	2	1
7	8	9	10	11	12
16	17	18	15	14	13
19	20	21	22	23	24
30	28	26	27	25	25
31	32	33	34	35	36

### LEGEND

- SECTION LINES  
PARCEL BOUNDARY  
SUBDIVISION BOUNDARY  
ADJACENT PARCEL LINE  
CANAL CENTER LINE  
ROAD R-O-S LINE  
CITY BOUNDARY  
IRRIGATION DIST. BOUNDARY  
POSSIBLE AREA  
RECENT SURVEY  
SECTION CORNER  
ADJUTORY SUBDIVISION No. 3  
ADJUTORY BLOCK No. 2  
ADJUTORY PARCEL No. 6300  
ADJACENT PARCEL TIE LINE  
RAILROADS  
U. S. HIGHWAYS  
STATE HIGHWAYS  
INTERSTATE HIGHWAYS  
COUNTY ROADS  
1  
GARRISON AGES





Prop. Line, which ever is greater.

$R = 849.80'$   
 $L = 230.47'$   
BEARING = N.82°26'01"W.  
CHORD = 229.73'

NEW WELL

PROPOSED BUILDING  
PAD (TYP.)

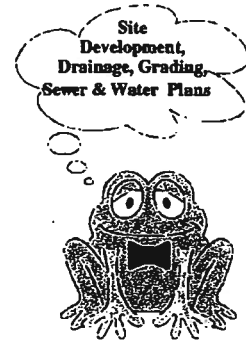
TO BE REMOVED

TO BE PIPED

TO BE PIPED



*Keith Jacobs Engineering*  
*Professional Civil Engineer*



March 9, 2003

Mr. Dave Olson  
25114 North Middleton Road  
Middleton, Idaho 83606

Re: Private Road

Dear Mr. Olson,

This letter is to confirm that the private road construction at the southeast corner of Purple Sage and Farmway Roads meets the minimum requirements for a private road exceeding one hundred fifty feet in length.

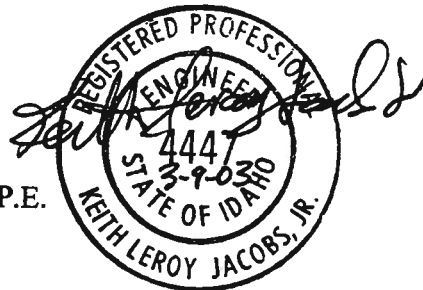
The road was found to have at least six and one-half inches (6.5") of three-quarter inch (3/4") gravel. The finished roadway is a minimum of twenty-feet wide. The turn around is a "T" turn-a-round with two sixty-foot long legs.

This observation was made on March 7, 2003.

If you have any question or need other services, please call 939-2093 or 608-0107.

Sincerely,

Keith L. Jacobs, P.E.  
Owner





<b>CANYON COUNTY ASSESSOR</b> MANUFACTURED HOUSING DEPT. 1115 Albany St. Rm. 343 Caldwell, ID 83605 (208) 454-7447				<b>MANUFACTURED HOUSING AD VALOREM FORM</b>	
DATE: <u>3/20/02</u>		STICKER #: <u>T73293</u>		REAL ACCT #: <u>R35369</u>	
MODEL: <u>KIT</u>		YEAR: <u>1971</u>		ID #: <u>CG-3-FKCOOS2P21</u>	
TITLE TRANS REPO/SPECIAL		ADD/DELETE NAME DEALER INVENTORY		NOT MOVING TRADE-IN	
IN/OUT COUNTY MOVE DEALER CONSIGNMENT		<b>OWNERSHIP STATUS</b>		<b>LOCATION STATUS</b>	
FROM: (SELLER) <u>Jackson, Trina F</u> <u>Jackson, West A</u>		PRESENT: SEC <u>26</u> TWN <u>4N</u> RGE <u>3E</u> QTR <u>16</u>			
MAILING ADDRESS: <u>104 7th ave N</u> <u>Nampa ID 83647</u>		MH PARK or SUB			
TO: (BUYER) <u>Olsen, David or</u> <u>Olsen, Anita.</u>		SP# or LOT & BLK			
MAILING ADDRESS: <u>PO Box 711</u> <u>Middleton ID 83644</u>		CITY, COUNTY <u>Canyon County</u>			
		DESTINATION: SEC <u>26</u> TWN <u>4N</u> RGE <u>3E</u> QTR <u>16</u>			
		MH PARK or SUB			
		SP# or LOT & BLK			
		CITY, COUNTY, STATE			
		REAL ACCT# <u>38150</u>			
		LAND OWNER <u>Olsen, David</u>			
		SITE ST or RD <u>24735 Fairview</u>			
		CODE AREA <u>00300</u> PHONE #			
		P & Z APPROVAL YES NO			
		Purchase Amount \$ <u>2500</u> Date: <u>3/14/02</u>			
		MH only With Land			
		Keep MH Imps Delete MH Imps			
REMARKS:					
<b>BEST ORIGINAL AVAILABLE</b>  <b>PLEASE COMPLETE FORM WITHIN 30 DAYS OF ISSUE DATE</b>					
Property Taxes in Arrears? (YES) or (NO)			Amount \$ <u>0</u>		
Prepaid Property Taxes for Current Year			Amount \$ <u>72.76</u>		
<u>19 1002</u>					
Homeowners Exemption: <u>No</u>			CODE AREA <u>00112</u>		
Circuit Breaker: Total					
Partial					
Improvement Value:			CANYON COUNTY TAXES PAID		
Manufactured Home Value: <u>3300</u>			F H P DATE <u>3-20-02</u>		
TOTAL ADJUSTED VALUE					
AFTER EXEMPTIONS: \$ <u>3300</u>					
AGENT <u>[Signature]</u>			DEPUTY ASSESSOR <u>[Signature]</u>		

WHITE - Assessor

YELLOW - Treasurer

PINK - Buyer/Seller

GOLDEN ROD - Mover



Owner David J Olsen Site Address 249.38 - 2  
Model No. & Manufacturer KIT Year 1972  
Width 12 Length 60 Total Size (Sq. Ft.) 1  
Total Value \$                     

TYPE OF SET: (Check the appropriate boxes)

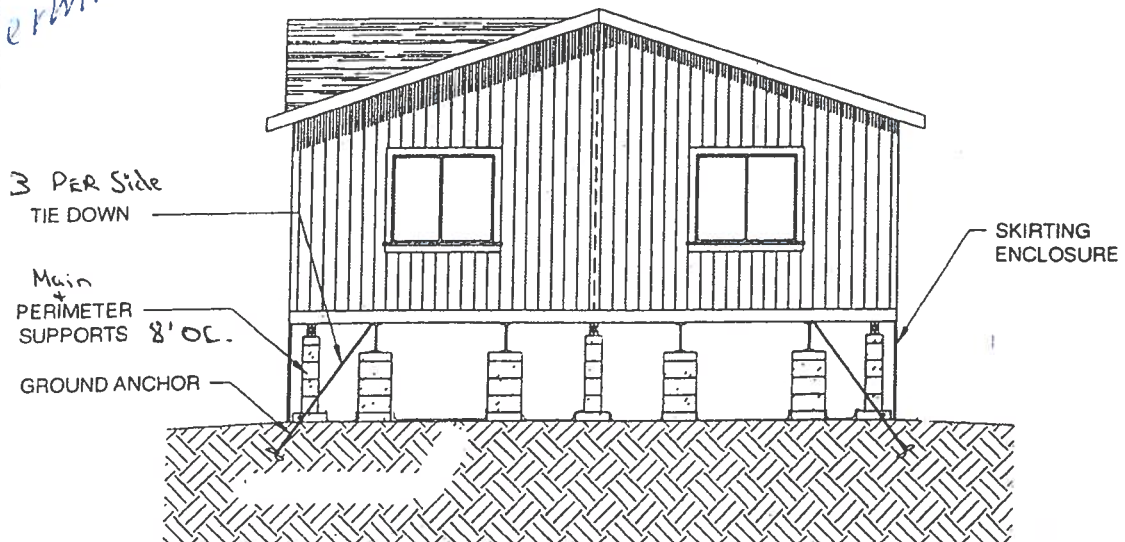
Skirting Material: ☐ Wood; ☒ Vinyl; ☐ Metal

APPROVED  
Building Division  
Can. Co. Dev. Serv.  
Plan Check By D.O.  
Date 4-2-03  
Remarks

14. Temporary Placement.  
storage only.

IMHIS

Permit # 2003-284





# NOTICE

THIS DOCUMENT IS FORWARDED FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS THE POLICY OF THE COUNTY TO PROVIDE THIS INFORMATION IN A TIMELY MANNER. THE COUNTY IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PROPERTY OR PERSONS. THE COUNTY IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PROPERTY OR PERSONS. THE COUNTY IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PROPERTY OR PERSONS.

<p><b>NW</b></p> <p>CODE AREA 33-32 SCHOOL DIST. 134 FIRE DIST. WADSWORTH RURAL FLOOD DIST. HIGHWAY DIST. R-4</p>	<p><b>NE</b></p> <p>CODE AREA 32 SCHOOL DIST. 134 FIRE DIST. WADSWORTH RURAL FLOOD DIST. HIGHWAY DIST. R-4</p>
<p><b>SW</b></p> <p>CODE AREA 33-32 SCHOOL DIST. 134 FIRE DIST. WADSWORTH RURAL FLOOD DIST. HIGHWAY DIST. R-4</p>	<p><b>SE</b></p> <p>CODE AREA 32 SCHOOL DIST. 134 FIRE DIST. WADSWORTH RURAL FLOOD DIST. HIGHWAY DIST. R-4</p>

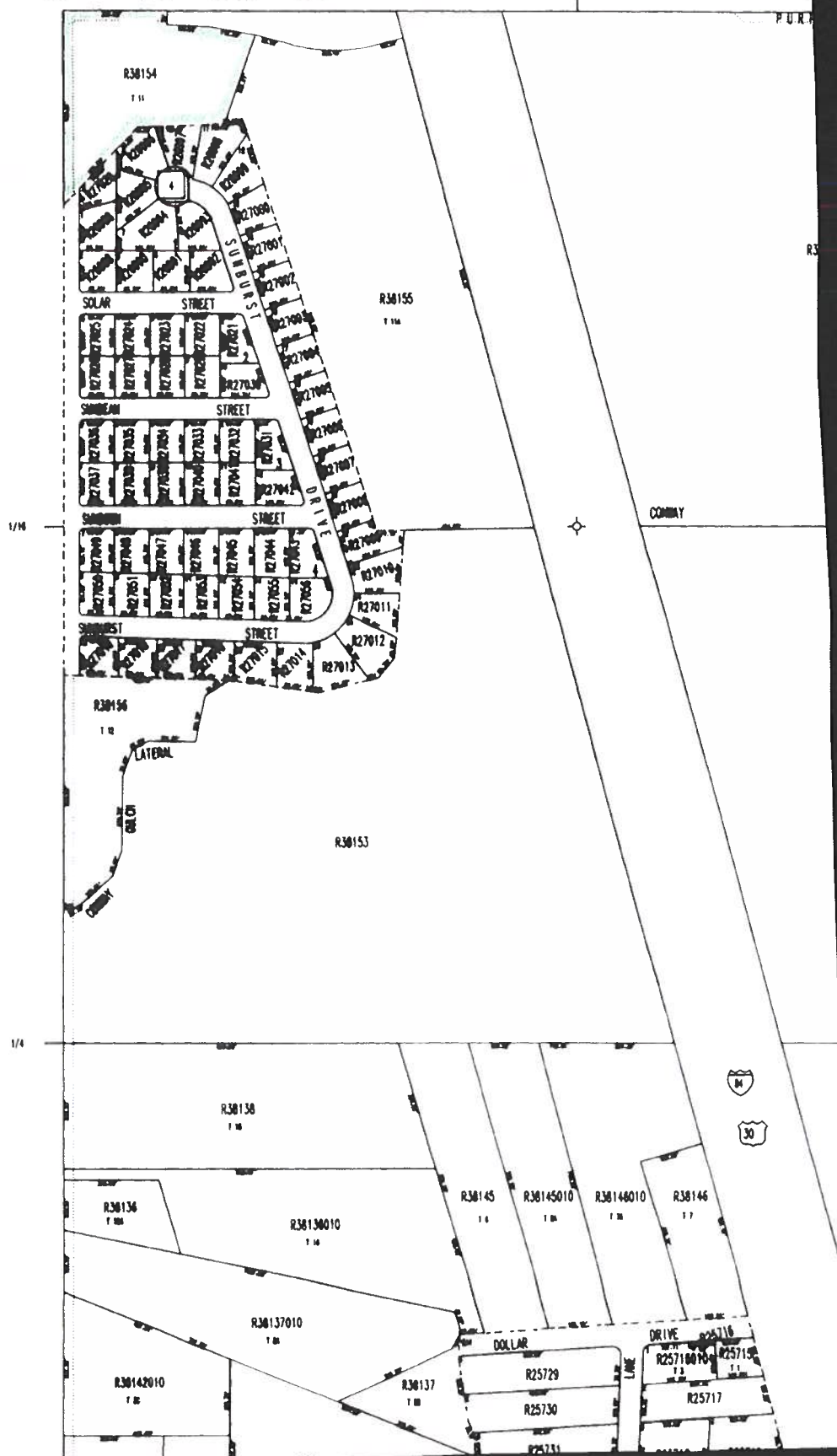
0	5	6	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

CANYON COUNTY,  
IDAHO

## LEGEND

- SECTION LINES
- PARCEL BOUNDARY
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL LINE
- CANAL CENTER LINE
- ROAD R-O-W LINE
- CITY BOUNDARY
- IRRIGATION DIST. BOUNDARY
- PROBABLE AREA
- RECENT SURVEY
- SECTION CORNER
- ADJUTORY SUBDIVISION No. 3
- ADJUTORY BLOCK No. 2
- ADJUTORY PARCEL No. 0300
- ADJACENT PARCEL TIE LINE
- RAILROADS
- U. S. HIGHWAYS
- STATE HIGHWAYS
- INTERSTATE HIGHWAYS

Sec. 33 T5N R3W









# BUILDING PERMIT

CANYON COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



Issued:  
4/2/2003

Permit Number:  
BP2003-284  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: DAVID OLSEN

Middleton, ID 83644

Phone:  
208-585-  
8050

### Contractor

Type: Builder  
Company: SELF

Address:

Phone:  
Cellular:

### Parcel

Address: 24938 -2 PURPLE SAGE ROAD Zone: A  
Caldwell, ID 83607 *Farmerway Off.*

Parcel #: R38154

Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Applicant

DAVID OLSEN

Phone:  
208-585-8050

PO BOX 711  
Middleton, ID 83644

### SQ FT

1st Floor:	1040	Porches:	
2nd Floor:		Patioes:	
Bonus Room:		Decks:	
Basement:		Other:	
Garage:		Total Area:	1040

### Project Info

Proj. Value: CNST Type: VE  
Proj. Type: Move On Code Edition:  
OCC Type: MOB HM Storage OCC Load:  
OCC Group: U  
Item No: 0/S Miscellaneous

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks *OH 2/17/04*

24' X 40' DW MH ON STANDARD SET FOUNDATION TO BE USED AS STORAGE ONLY. NOT TO BE USED AS A RESIDENCE. - THIS UNIT IS TO BE PLACED ON SPACE #2 -

### Conditions

- Condition Date: Condition:  
3/24/2003 Property owner is responsible for identification of all property boundaries for setback measurements.
- Condition Date: Condition:  
3/24/2003 This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.
- Condition Date: Condition:  
3/24/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

### IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460

Inspection Request: It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information.  
1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

SIGNATURE OF BUILDING OFFICIAL/INSPECTOR

RECEIVED BY





OK

**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
**Permit Number: BP2003-284**

**Permit Record Report**

Page 1 of 3

Printed: 3/24/2003

COPY

**Parcel Number:** R38154 (2)

**Section:** 33

**Township:** 5N

**Range:** 3W

**1/4 Section**

**Zone:** A

**Flood Hazard Zone/Use:**

X - Outside SFHA

**Site Address:**

24938 PURPLE SAGE

ROAD

Caldwell, ID 83607

**Address Assigned By City:**

**Permit Is For: Pre 1976 Mobile Home**

**Land Use Case #:**

**Subdivision:**

**Acreage of Parcel:** 3.70

**Lot:**

**Block:**

**City Impact Area:** NO

**County Set Backs:** ☒

**City Set Backs:** ☐

**Sec Line:** 60 Feet

**Front:** 30

**Front:**

**1/4 Sec Line:** N/A

**Side:** 10

**Side:**

**# of Perm Residence:**

**Rear:** 20

**Rear:**

**# of Temp Residence:**

**Corner Lot F/S:**

**Corner S/F:**

**Applicant:** DAVID OLSEN

**Applicant Role:** Owner

**Address:** PO BOX 711

**Phone:** 208-585-6059

Middleton, ID 83644

**Property Owner:** DAVID OLSEN

**Address:** PO BOX 711

Middleton, ID 83644

**Phone:** 208-585-6059

**Contractors:** SELF

**Address:**

**Phone:**

**Primary?** ☒

**App Accepted By:** Susan Hunsperger

**Filing Date:**

**Status:** Incomplete    **On Hold By:**

**Comments:** MFG TO BE USED AS STORAGE ONLY



#65 2003-284

CANYON COUNTY BUILDING DEPARTMENT  
PROJECT INFORMATION & APPROVAL

3/24

Owner: Daria Olsen

CONTRACTOR: <u>Daria Olsen</u>		CONTACT: _____
ADDRESS: _____		
PHONE: _____	MOBILE: _____	FAX: _____
DESIGNER: _____	CONTACT: _____	LIC# _____
ARCHITECT: _____	CONTACT: _____	LIC# _____
ENGINEER: _____	CONTACT: _____	LIC# _____
ADDRESS: _____		
PHONE: _____	MOBILE: _____	FAX: _____

PROJECT TYPE: _____	ITEM NO. <u>05</u>	ITEM NO. _____
CONSTRUCTION TYPE: _____	<u>Move On</u>	
OCCUPANCY TYPE: _____	<u>VB</u>	
OCCUPANCY GROUP: _____	<u>Mobile Home</u>	
OCCUPANCY LOAD: _____	<u>1</u>	

PROJECT NOTES -	<u>F30 S10 R20</u>	
SETBACKS:		
DESCRIPTION:		
	<u>To be used as</u>	
	<u>storage only. Not as</u>	
	<u>a residence. 26'x40'</u>	
	<u>Address is 24938</u>	
	<u>space # 2</u>	

SQUARE FOOT -	<u>1040</u>	
1ST FLOOR		
2ND FLOOR		
TOTAL		
BASEMENT		
GARAGE/STORAGE		
OTHER		

VALUE: \$	<u>Permit #25</u>	
	<u>2C 40</u>	
	<u>#65</u>	
PLAN CHECK APPROVED BY: <u>10.2 4-1-03</u>		DATE: _____





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
Permit Number: BP2003-284

**Permit Record Report**

Page 2 of 3

Printed: 3/24/2003

**Required Documentation:**

**Received:**

- ☒ Legal Description
- ☒ Building Plans (2)
- ☒ Site Plans (2)
- ☐ SWDH Permit
- ☐ Hwy Dist/IDT Permit
- ☐ Fire Dist Permit
- ☒ MH Application

- ☒
- ☒
- ☒
- ☐
- ☐
- ☐
- ☒

**Required Documentation:**

**Received:**

- ☒ Ad Valorem
- ☐ MH Temp Res Permit
- ☐ Easement & Maint Agreement
- ☒ Property Research
- ☐ Road Frontage
- ☐ Development Permit
- ☐ Elevation Certificate
- ☐ Bonding/ARCA

- ☒
- ☐
- ☐
- ☒
- ☐
- ☐
- ☐
- ☐

**Special Conditions:**

**STORAGE ONLY**

**Fees and Receipts:**

Number	Description	Amount
FEE2003-944	ZONING COMPLIANCE	\$40.00
<b>Total Fees:</b>		<b>\$40.00</b>

**Conditions:**

- Condition Comments:** Property owner is responsible for identification of all property boundaries for setback measurements.
- Condition Comments:** This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.
- Condition Comments:** Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
Permit Number: **BP2003-284**

**Permit Record Report**

Page 3 of 3

Printed: 3/24/2003

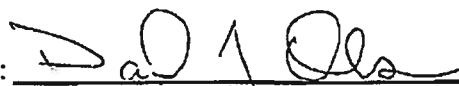
**Private Drive/Road Information**

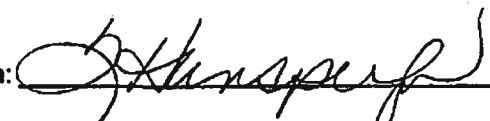
Road Name:	Approved By 911:
Easement Recordation #:	Maintenance Agreement Recordation #:
Number of Residences Served:	Range of Address:
Length of Existing Road:	Date of Certification:
Length to be Certified:	
Additional Information:	

This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not begun within three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges Idaho Code Title 22, Chapter 45, "Right to Farm", and any nuisance complaints regarding agricultural activity may be limited by this statute.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicants Signature:  Date: 3/23/03

DSD Staff Accepting Application:  Date: 3/25/03

Reviewed By:  Date: 3/25/03



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
4/17/2003

Permit Number:  
BP2003-284  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Address:

### Owner

Name: DAVID OLSEN  
Middleton, ID 83644

Phone:  
208-585-  
6059

### Parcel

Address: 24938 <sup>SP2 FARMWAY</sup> ~~2~~ PURPLE SAGE ROAD Zone: A  
Caldwell, ID 83607.  
Parcel #: R38154  
Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Contractor

Type: Builder  
Company: SELF  
Address:

Phone:  
Cellular:

### Applicant

DAVID OLSEN

Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: CNST Type: VB  
Proj. Type: Move On Code Edition:  
OCC Type: MOB HM Storage OCC Load:  
OCC Group: U  
Item No: O/S Miscellaneous

### SQ FT

1st Floor:	1040	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area:
		1040

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks

24' x 40' DW-MH ON STANDARD SET FOUNDATION TO BE USED AS STORAGE ONLY. NOT TO BE USED AS A RESIDENCE.- THIS UNIT IS TO BE PLACED ON SPACE #2 -

### Conditions

Condition Date: Condition:

3/24/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

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Condition Date: Condition:

3/24/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

David Call to meet 585-6059

PM

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐

Date Request was Received:

Date Inspection Needed:

4-18-03

### Comments / Corrections

- 1) Setbacks verified by owner
- 2) Temporary power to be approved by state
- 3) Set up / ok
- 4) To be rehabilitated for storage only

Inspector (Print):

Date Inspection Made:

4-18-03



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
4/17/2003

Permit Number  
BP2003-284  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Address:

### Owner

Name: DAVID OLSEN  
Middleton, ID 83644

Phone:  
208-585-  
6059

### Parcel

Address: 24938 <sup>SP 3 FARMWAY</sup> ~~2 PURPLE SAGE ROAD~~ Zone: A  
Caldwell, ID 83607.

Parcel #: R38154

Sec: 33 Twn: 5N Range: 3W dtr: Lot(s):  
Sub: Block:

### Contractor

Type: Builder  
Company: SELF  
Address:

Phone:  
Cellular:

### Applicant

DAVID OLSEN Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: CNST Type: VB  
Proj. Type: Move On Code Edition:  
OCC Type: MOB HM Storage OCC Load:  
OCC Group: U  
Item No: O/S Miscellaneous

### SQ FT

1st Floor:	1040	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area:
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### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks

24' X 40' DW MH ON STANDARD SET FOUNDATION TO BE USED AS STORAGE ONLY. NOT TO BE USED AS A RESIDENCE. - THIS UNIT IS TO BE PLACED ON SPACE #2 -

### Conditions

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3/24/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

3/24/2003 This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.

Condition Date: Condition:

3/24/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

*Using as residence*

*converted to BP 2004-142 10-28-04 D.I.F.*

*David Call to meet 585-6059 OK to final PM*

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐

Date Request was Received:

Date Inspection Needed: 4-18-03

### Comments / Corrections

- 1) Setbacks verified by owner
- 2) Temporary power to be approved by state
- 3) Set up OK
- 4) To be rehabilitated for storage only

Inspector (Print): *Chris Olsen*

Date Inspection Made: 4-18-03





Canyon County  
Development Services Department  
Certificate of Zoning Compliance/Permit  
Zoning 454-7458 Building 454-7460  
Permit Number: BP2003-285

Exhibit 8d  
Permit Record Report  
BP2003-285  
Page 1 of 3  
Printed: 3/24/2003

Parcel Number: R38154(7)

Section: 33

Township: 5N

Range: 3W

1/4 Section NW

Zone: A

Flood Hazard Zone/Use:

X - Outside SFHA

Site Address:

24938-7-PURPLE SAGE

Caldwell, ID 83607

Address Assigned By City:

Permit Is For: MH Single Wide

Land Use Case #: CU2002-42

Subdivision:

Acreage of Parcel: 3.70

Lot:

Block:

City Impact Area: NO

SCANNED

Initial: *AM* Date: *4-30-07*

County Set Backs: ☒

City Set Backs: ☐

Sec Line: 60 Feet

Front: 30

Front:

1/4 Sec Line: N/A

Side: 10

Side:

Rear: 20

Rear:

# of Perm Residence:

# of Temp Residence:

Corner Lot F/S:

Corner S/F:

Applicant: DAVID OLSEN

Applicant Role: Owner

Address: PO BOX 711

Phone: 208-585-6059

Middleton, ID 83644

Property Owner: DAVID OLSEN

Address: PO BOX 711

Middleton, ID 83644

Phone: 208-585-6059

Contractors: SELF

Address:

Phone:

Primary? ☒

App Accepted By: Susan Hunsperger

Filing Date:

Status: Incomplete On Hold By:

Comments: MFG HOME

BP2003-285





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
Permit Number: BP2003-285

Permit Record Report

Page 2 of 3

Printed: 3/24/2003

**Required Documentation:**

**Received:**

- |   |                                     |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Legal Description   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Building Plans (2)  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Plans (2)      | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> SWDH Permit         | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Hwy Dist/IDT Permit | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Fire Dist Permit    | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> MH Application      | <input type="checkbox"/>            |

**Required Documentation:**

**Received:**

- |   |                                     |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Ad Valorem        | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> MH Temp Res Permit           | <input type="checkbox"/>            |
| <input type="checkbox"/> Easement & Maint Agreement   | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Property Research | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Road Frontage                | <input type="checkbox"/>            |
| <input type="checkbox"/> Development Permit           | <input type="checkbox"/>            |
| <input type="checkbox"/> Elevation Certificate        | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Bonding/ARCA      | <input checked="" type="checkbox"/> |

*Road Certified*

**Special Conditions:**

**Fees and Receipts:**

Number	Description	Amount
FEE2003-945	ZONING COMPLIANCE	\$40.00
<b>Total Fees:</b>		<b>\$40.00</b>

**Conditions:**

- Condition Comments:** Property owner is responsible for identification of all property boundaries for setback measurements.
- Condition Comments:** Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.





Canyon County  
Development Services Department  
Certificate of Zoning Compliance/Permit  
Zoning 454-7458 Building 454-7460  
Permit Number: BP2003-285

Permit Record Report

Page 3 of 3

Printed:3/24/2003

Private Drive/Road Information

Road Name: Approved By 911:  
Easement Recordation #: Maintenance Agreement Recordation #:  
Number of Residences Served: Range of Address:  
Length of Existing Road:  
Length to be Certified: Date of Certification:  
Additional Information:

This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not begun within three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges Idaho Code Title 22, Chapter 45, "Right to Farm", and any nuisance complaints regarding agricultural activity may be limited by this statute.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicants Signature: [Signature] Date: 3/23/03

DSD Staff Accepting Application: [Signature] Date: 3/28/03

Reviewed By: [Signature] Date: 3/25/03



MODE:F ACTION: PRESS {01 RETURN} TO VIEW ANOTHER ACCOUNT TRQK101  
System User- HUFFAKER Date 03/25/2003 Time 13:48  
REAL PROPERTY INQUIRY

01 3R38154-000- -0 033-00	SCH134	12	23,000	1.00
		2A	10,800	2.70
=====				
OLSEN, DAVID J				
& STROSCHEIN, ANITA J				
P O BOX 711				
MIDDLETON ID 83644				
=====				
33-5N-3W NW				
TX 11 LESS TX 11-A IN NWNW				
PURPLE SAGE RD, CA				
TOTAL 33,800 3.70				
=====				
SURVEY INST 200112972				
DRAIN DR VALUE APPR MKB				
CLASS REAP 98 MAN UNIT 0				
PARCEL 3R05N03W333150 H/O N C/B N				
PRIOR ACCOUNT 2R38154-000- -0				
02 MH on Property YES				
03 Traits 04 Companion Sheet				





NOTUS-PARMA HIGHWAY DISTRICT No.2

P. O. Box 719

Parma, Idaho 83660

Telephone 208/722-5343

Fax 208/722-5896

## Telefax Transmittal Sheet

Fax # 722-5896

Date 3-27-2003To Development Services DepartmentAttention Susan HunspergerFax # 454-6633Number of pages including cover sheet (1)

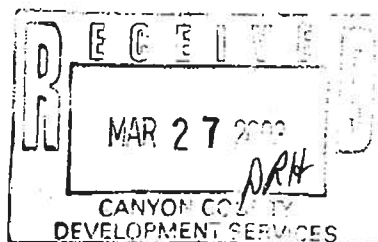
Comments Dear Susan - I met with David Tolken  
and inspected two paved approaches. One approach enters  
Purple Sage Rd and the other approach enters Farmway Rd.  
Both approaches are 20 ft wide with a 20' radius. David  
has met current rd standards for access serving 3 or more  
properties. Thanks for all your help Susan - Call if you  
have any questions - Earl V. Bonham

If unable to receive, please call 208/722-5343.

David J. Olsen

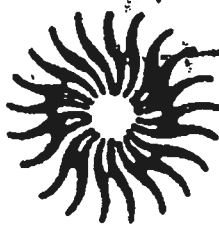
241938 Farmway Rd

Section 33 T-5 North R-3 West



COPY





# Southwest District Health

920 Main Street  
Caldwell, Idaho 83605  
(208) 455-5400 • FAX (208) 455-5405

For Office Use Only  
Document Number

2 498

## INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

17 161280 D

Unit 7

Date 5-24-02 Receipt 36313

Site Eval. or Handling Charge \$

Septic Permit Fee \$100.00

Legal Description 15N R.3W Sec. 33

Site Location: 84 to Middleton exit, left turn  
to Purple Sage Rd, left 1/4 mile  
corner of Purple Sage & Johnson way

Property Owner Eric Olson

Property Address Johnson way

City Caldwell County 141

Phone 585-6059

Applicant Signature [Signature]

☒ New ☐ Replacement Lot Size 1.5A

# of Bedrooms 2 Flow 250 Gal.

Septic Tank 1000 Eff. Area 250 Sq. Ft.

Type Dwelling S Type System A

Soil Texture Classification: 100 10'

Test Hole Evaluation Results:

\* see engineering report

0-6" gravel

6"-30" compacted sand/gravel

50"-10' sand/gravel

\* TP dug on 2-20-03

Drainfield Distance from Adjacent Wells 2100 ft.

Distance to Temporary Surface Water 550 ft.

Distance to Permanent Surface Water 2300 ft.

Static Water-Table Depth 210 ft.

Site Evaluation Inspection:

EHS Signature [Signature] EHS Code 76 Date 3-4-03

Septic Tank 1000 gal. Mfr. Perlock

Standpipe manhole depth 20" ins.

Absorption area: 250 sq. ft.

Dimensions: Width 10 ft. Length 25 ft.

Gravel: 9.5 yds Depth under pipe 6 ft/in.)

Sand: 1 yds Well installed x Yes No

Depth to pipe 36 ins. Dist. to well 2100 ft.

Licensed installer

or owner installed [Signature]

Final EHS Approval [Signature] 28493

EHS Signature [Signature] EHS Code 76 Date 3-4-03

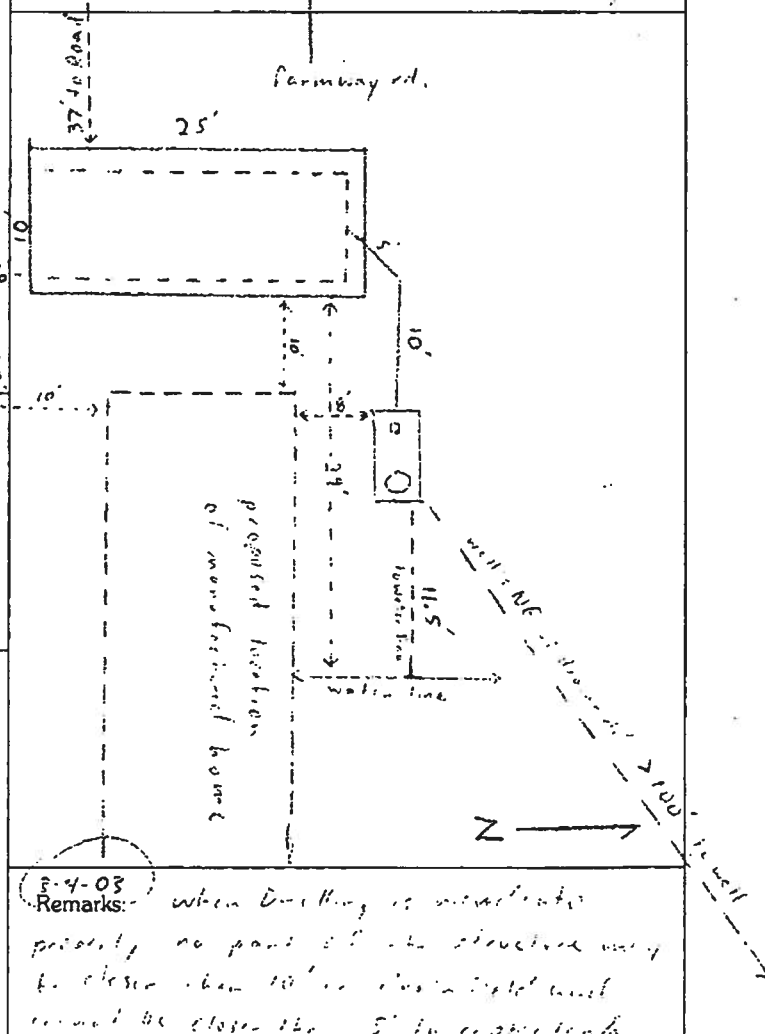
Date	<u>2-10-03</u>	<u>2-20-03</u>	<u>3-4-03</u>
Travel	<u>20</u>	<u>20</u>	<u>20</u>
Inspect	<u>20</u>	<u>20</u>	<u>20</u>
EHS Code	<u>76</u>	<u>76</u>	<u>16</u>

Permit Issued

EHS Signature [Signature] EHS Code 76 Date 3-4-03

This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit.

This application will expire 12 months from the application date, unless renewed. Two renewals are allowed.



Remarks: when drilling is underway  
property, no part of the structure may  
be closer than 10' to the well and  
cannot be closer than 5' to the septic tank.

Installation shall comply with all applicable rules, regulations, and standards.

NOTE: This is not a building permit, a building permit may be required by the County or City.



Check # 3684

Canyon County  
Emergency Vehicle Access Turnarounds  
And  
Fire Suppression Water Supply

Applicant:

Date: 3-12-03

Dave Olson  
(Name)

Project Location :

25114 N Middleton Rd  
(Address)

FARMWAY + Purple Sage  
(Approximate Address)

Middleton ID 83644  
(City) (County) (State) (Zip)

(Cross Street Reference)

Phone: 85-6059 (hm)

Middleton Rural Fire District

Name of Department Having Jurisdiction

Roads

How many dwellings are accessed from this road? 7  
Are roads serving only 1 or 2 dwellings at least 12 feet wide? yes no/na  
Are roads serving only agricultural buildings at least 12 feet wide? yes no/na  
Are roads serving 3 or more dwellings at least 20 feet wide? yes no/na  
Are there any bridges? (min 70,000 lbs rating & 12 ft wide) yes no/na  
Are curves proper radius? (28ft & 48ft) yes no/na  
Is a turn-around required? (length greater than 150ft) yes no (Note 1)  
If so, is it's design approved? yes no/na (Note 1)  
Is road grade 7% or less? yes no/na

Water Supply

Does the total square footage of the structure exceed 3200 square feet? yes no  
Does the total square footage of the structure exceed 2100 square feet? yes no  
Is there another structure within 50 feet of this structure? yes no  
Is structure sprinklered instead of onsite water? yes no  
Is an onsite water supply required for fire suppression? yes no (Note 1)  
If so, how will it be supplied? (Municipal water / Pumping station / Underground tank)  
(circle one)

Note 1 : These items are determined by enclosure 1. If you are unsure of the answer leave it blank and we will make the determination based on your provided site plan.

Have all required agreements been recorded? yes no

Building permit / Proposed Split Approved yes no  
(CIRCLE ONE)

[Signature]  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

Certificate of Occupancy approved? (Inspection required) yes no

[Signature]  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

PLEASE ATTACH A DETAILED SITE PLAN TO THIS DOCUMENT OR IT CAN NOT BE PROCESSED!



**CANYON COUNTY ASSESSOR**

MANUFACTURED HOUSING DEPT.

1115 Albany St. Rm. 343

Caldwell, ID 83605 (208) 454-7447

**MANUFACTURED HOUSING  
AD VALOREM FORM**

DATE: 03/24/03	STICKER #: T76650	REAL ACCT #: R3815	TITLE #: 93384156
MODEL: BROADMORE	YEAR: 1994	SIZE: 14x67	ID #: IDFLP04A16460BM
TITLE TRANS REPO/SPECIAL	ADD/DELETE NAME DEALER INVENTORY	NOT MOVING TRADE-IN	IN/OUT COUNTY MOVE DEALER CONSIGNMENT
<b>OWNERSHIP STATUS</b>		<b>LOCATION STATUS</b>	
FROM: (SELLER) LOVOLD, LOUISE H		PRESENT: SEC 33 TWN 5N RGE 3W QTR NW MH PARK or SUB PURPLE SAGE MHP SP# or LOT & BLK 34 CITY, COUNTY CALDWELL CANYON	
MAILING ADDRESS: % CONSECO FINANCE % P O BOX 4326 MISSOULA MT 59806		DESTINATION: SEC 3 TWN 5N RGE 3W QTR NW MH PARK or SUB SP# or LOT & BLK CITY, COUNTY, STATE CALDWELL CANYON ID	
TO: (BUYER) OLSEN, DAVID J ROSCHIN, ANITA J		REAL ACCT# R38154 LAND OWNER OLSEN, DAVID SITE ST or RD FARMWAY RD CODE AREA 033-00 PHONE #	
MAILING ADDRESS: 0K3EMX00AYX0XJ P O BOX 711 MIDDLETON ID 83644		P & Z APPROVAL YES NO Purchase Amount \$ Date: MH only With Land Keep MH Imps Delete MH Imps	

**REMARKS:**

HOME REPO RESOLD AND MOVING

**PLEASE COMPLETE FORM WITHIN 30 DAYS OF ISSUE DATE**

Property Taxes in Arrears? (YES) of (NO)	Amount \$ <u>0</u>
Prepaid Property Taxes for Current Year 2003	Amount \$ <u>436.00</u>
Homeowners Exemption: <u>N</u>	<b>CODE AREA</b> 033-00
Circuit Breaker: Total _____ Partial _____	
Improvement Value: <u>700</u>	
Manufactured Home Value: <u>27500</u>	
<b>TOTAL ADJUSTED VALUE</b>	
<b>AFTER EXEMPTIONS: \$</b> <u>28200</u>	
CANYON COUNTY TAXES PAID F <u>X</u> H <u>  </u> P <u>  </u> DATE <u>3/24/03</u> <u>DA</u>	
AGENT <u>[Signature]</u> BUYER <u>[Signature]</u> DEALER <u>[Signature]</u> OWNER <u>[Signature]</u> SELLER <u>[Signature]</u>	DEPUTY ASSESSOR <u>[Signature]</u>

WHITE - Assessor

YELLOW - Treasurer

PINK - Buyer/Seller

GOLDEN-ROD - Mover



*Keith Jacobs Engineering*  
*Professional Civil Engineer*



March 9, 2003

Mr. Dave Olson  
25114 North Middleton Road  
Middleton, Idaho 83606

Re: Private Road

Dear Mr. Olson,

This letter is to confirm that the private road construction at the southeast corner of Purple Sage and Farmway Roads meets the minimum requirements for a private road exceeding one hundred fifty feet in length.

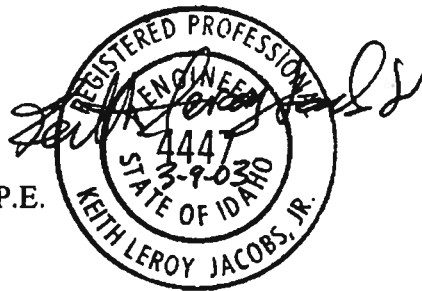
The road was found to have at least six and one-half inches (6.5") of three-quarter inch (3/4") gravel. The finished roadway is a minimum of twenty-feet wide. The turn around is a "T" turn-a-round with two sixty-foot long legs.

This observation was made on March 7, 2003.

If you have any question or need other services, please call 939-2093 or 608-0107.

Sincerely,

Keith L. Jacobs, P.E.  
Owner





# LEASE-RENTAL AGREEMENT AND DEPOSIT RECEIPT

RECEIVED FROM John J. Davis

The sum of \$ 775.00 DOLLARS),  
evidenced by 500 as a deposit which, upon acceptance of this rental agreement, the Owner  
of the premises, hereinafter referred to as Owner, shall apply said deposit as follows:

	RECEIVED	PAYABLE PRIOR TO OCCUPANCY
Rent for the period from <u>8-1-02</u> to <u>9-1-02</u>	\$ <u>575.00</u>	\$
Last <u>1</u> month's rent	\$	\$
Security deposit	\$ <u>400.00</u>	\$
Other	\$	\$
TOTAL \$ <u>775.00</u>	\$	\$

Tenant hereby offers to rent from the Owner the premises situated in the City of Middlebury County of Calverton  
State of VT described as 24939 Farmway consisting of 3 bed 2 bath  
upon the following TERMS and CONDITIONS:

TERM: The term hereof shall commence on 8-1-02 and continue (check one of the two following alternatives):

☐ until 19

☒ on a month to month basis thereafter, until either party shall terminate the same by giving the other party 30 days written notice delivered by certified mail, provided that Tenant agrees not to terminate prior to the expiration of 6 months.

RENT: Rent shall be \$ 575.00 per month, payable in advance, upon the 1st day of each calendar month to

Owner or his authorized agent, at the following address: 2514 N. Middlebury Rd  
or at such other places as may be designated by Owner from time to time. In the event rent is not paid within five (5) days after due date, Tenant agrees to pay a late charge of \$25.00 plus interest at 18% per annum on the delinquent amount. Tenant agrees further to pay \$25.00 for each dishonored bank check.

MULTIPLE OCCUPANCY: It is expressly understood that this agreement is between the Owner and each signatory individually and severally. In the event of default by any one signatory each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement.

UTILITIES: Tenant shall be responsible for the payment of all utilities and services, except: none  
which shall be paid by Owner.

USE: The premises shall be used as a residence by the undersigned Tenants with no more than 2 adults and 3 children, and for no other purpose, without the prior written consent of the Owner. Occupancy by guests staying over 15 days will be considered to be in violation of this provision.

PETS: No pets shall be brought on the premises without the prior written consent of the Owner.

HOUSE RULES: In the event that the premises are a portion of a building containing more than one unit, Tenant agrees to abide by any and all house rules, whether promulgated before or after the execution hereof, including, but not limited to, rules with respect to noise, odors, disposal of refuse, pets, parking, and use of common areas. Tenant shall not have a waterbed on the premises without prior written consent of the Owner.

ORDINANCES AND STATUTES: Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

ASSIGNMENT AND SUBLETTING: Tenant shall not assign this agreement or sublet any portion of the premises without prior written consent of the Owner which may not be unreasonably withheld.

MAINTENANCE, REPAIRS OR ALTERATIONS: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Owner may at any time give Tenant a written inventory of furniture and furnishings on the premises and Tenant shall be deemed to have possession of all said furniture and furnishings in good condition and repair, unless he objects thereto in writing within five days after receipt of such inventory. Tenant shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Tenant shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds if such grounds are a part of the premises and are exclusively for the use of the Tenant.

ENTRY AND INSPECTION: Tenant shall permit Owner or Owner's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of making necessary or convenient repairs, or to show the premises to prospective tenants, purchasers, or mortgagees.

INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, unless such damage is the proximate result of the negligence or unlawful act of Owner, his agents, or his employees. Tenant agrees to hold Owner harmless from any claims for damages no matter how caused, except for injury or damages for which Owner is legally responsible.

POSSESSION: If Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within 7 days of the commencement of the term hereof.

DEFAULT: If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, the Owner, at his option, may terminate all rights of Tenant hereunder, unless Tenant, within said time, shall cure such default. If Tenant abandons or vacates the property, while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises is hereby subject to a lien in favor of Owner for the payment of all sums due hereunder, to the maximum extent allowed by law.

In the event of a default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which the tenant proves could be reasonably avoided.

SECURITY: The security deposit set forth above, if any, shall secure the performance of Tenant's obligations hereunder. Owner may, but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant. Tenant shall not have the right to apply the Security Deposit in payment of the last month's rent.

DEPOSIT REFUNDS: The balance of all deposits shall be refunded within twenty one days from date possession is delivered to Owner or his Authorized Agent, together with a statement showing any charges made against such deposits by Owner.

ATTORNEYS FEES: In any legal action brought by either party to enforce the terms hereof or relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

WAIVER: No failure of Owner to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner's right to the full amount thereof.

NOTICES: Any notice which either party may or is required to give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at the address shown below or at such other places as may be designated by the parties from time to time.

ROLLING OVER: Any holding over after expiration hereof, with the consent of Owner, shall be construed as a month-to-month tenancy in accordance with the terms hereof, and shall terminate the same by giving the other party 30 days written notice delivered by certified mail.



1. undersigned Owner accepts the foregoing offer and agrees to rent the herein described premises on the terms and conditions herein specified. The Owner agrees to pay to David J. Olsen, the Agent in this transaction, a sum of \$ 875 (DOLLARS) for the services rendered and authorizes Agent to deduct said sum from the deposit received from Lessee. This agreement shall not limit the rights of Agent provided for in listing or other agreement which may be in effect between Lessor and Agent.

DATED: 8-20-82

...Owner

...Owner

**...Phone**

Address

Phone \_\_\_\_\_

Anticipated length of occupancy

Name <u>John D Jenkins</u>		Date of Birth <u>3-4-75</u>	Social Security No. <u>24-92-7714</u>	
Name of Co-Tenant <u>TARA Jenkins</u>			Drivers Lic. No.	Expir. Date
Present Address <u>1032 ELMORE LN</u>			Social Security No.	
			Drivers Lic. No.	Expir. Date
City/State/Zip <u>Boston ID 83712</u>	Res. Phone <u>617-3851263</u>		Bus. Phone	
How long at present address <u>year 4 months</u>	Landlord or Agent <u>John BR...</u>			Phone
Previous Address	How long	Landlord or Agent	Phone	
City/State/Zip				
Occupants: {	Relationships: <u>TARA Jenkins</u> <u>John Jenkins</u> <u>John Jenkins</u>			Pets?
...	Ages: <u>27</u> , <u>8</u> , <u>2</u> , <u>3 months</u>			
Car Make <u>Olds Cutlass</u>	Year <u>93</u>	Model <u>Cutlass</u>	Color <u>GRAY</u>	License No.

	PRESENT OCCUPATION *	PRIOR OCCUPATION *	CO-TENANT'S OCCUPATION
Occupation	wooder operator	wooder operator	
Employer	Boise woodlotting & lumber	HOFF Forest Products	
Self employed, d.b.a.			
Business Address	16 East 44 <sup>th</sup> St Boise	no longer there	
Business Phone	322 1065		
Type of Business	woodlotting & lumber		
Position held	wooder operator	skinner	
Name and Title of Superior	Joe Stanfill		
How long	1 year 5 months	6 1/2 years	
Monthly Gross Income	\$90		

If employed or self-employed less than two years, give same information on prior occupation.

Bank Reference		Address		Phone	
CREDIT REFERENCE	ACCOUNT NO.	ADDRESS	HIGHEST AMOUNT OWED	PURPOSE OF CREDIT	ACCOUNT OPEN OR DATE CLOSED
checking activity					
PERSONAL REFERENCE		ADDRESS	PHONE	LENGTH OF ACQUAINTANCE	OCCUPATION
NEAREST RELATIVE		ADDRESS	PHONE	CITY	RELATIONSHIP

re you ever filed a petition in bankruptcy?.....Have you ever been evicted from any tenancy?.....

Did you ever wilfully and intentionally refused to pay any rent when due?.....

DECLARE THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CONSUMER CREDIT REPORT.

agree that Landlord may terminate any agreement entered into in reliance on any misstatement made above.

DATED: 8-26-02

**Applicant**

Applicant



## Attachment B

I hereby acknowledge that I live in a rural farming community and it is a right to farm area.

*Tara Jenkins* 8/10/02



## ATTACHMENT "A"

### MARKETING DISCLOSURE

All prospective purchasers of property should be aware that it is located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include production of crops, feedlots, gravel pits, aerial spraying, and dairy or hog operations. They may involve lights or the use of machinery in the nighttime hours and other inconveniences. You should be aware that the deed conveying title will contain a restriction that will prohibit challenging these operations if they are lawfully conducted

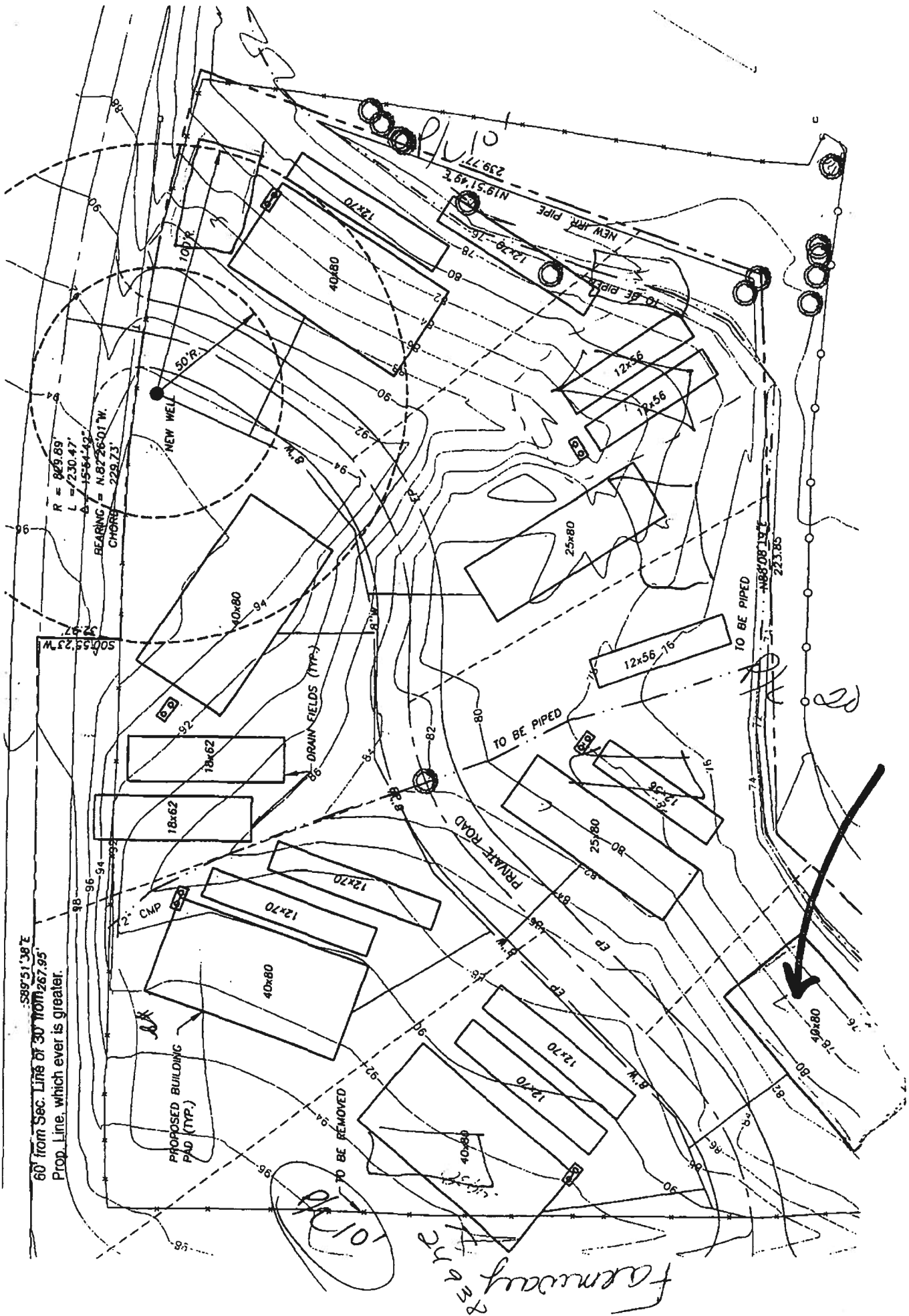
### RIGHT TO FARM ACKNOWLEDGEMENT

The undersigned acknowledge and agree that the property described in Exhibit A is located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include production of crops, feedlots, gravel pits, aerial spraying, and dairy or hog operations. All of these activities may result in the production of noise, odors, and dust. They may involve lights or the use of machinery in the nighttime hours and other inconveniences. Each of the undersigned acknowledges that the deed conveying title will contain a restriction that will prohibit challenging these operations if they are lawfully conducted

### DEED RESTRICTION

Each Grantee taking this property, or any portion thereof, covenants and agrees for the Grantee and the Grantee's heirs, executors, and assigns, to not challenge any lawfully conducted dairy operations, gravel extraction, or other agricultural operation or activities (including but not limited to, feedlots, dairy operations, cattle operations, and aerial spraying) which are conducted within one (1) mile of the property and which are in existence or lawfully approved by any governmental agency as of the date of each Grantee's deed conveying any right, title or interest in this property or any portion thereof.







THE PURPOSE OF THIS ACT IS TO PROVIDE FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY OF THE PEOPLE OF THE UNITED STATES BY PREVENTING THE IMPORTATION OF CERTAIN HARMFUL SUBSTANCES.

IT IS THE POLICY OF THE UNITED STATES GOVERNMENT TO PROTECT THE PUBLIC HEALTH AND SAFETY OF THE PEOPLE OF THE UNITED STATES BY PREVENTING THE IMPORTATION OF CERTAIN HARMFUL SUBSTANCES.

<p>NW</p> <p>CODE AREA 33-32          SCHOOL DIST. 134          FIRE DIST. WOODLAWN TOWNSHIP          FLOOD DIST.          HAZARDOUS DIST. 4a-4b</p>	<p>NE</p> <p>CODE AREA 32          SCHOOL DIST. 134          FIRE DIST. WOODLAWN TOWNSHIP          FLOOD DIST.          HAZARDOUS DIST. 4b</p>
<p>SW</p> <p>CODE AREA 33-32          SCHOOL DIST. 134          FIRE DIST. WOODLAWN TOWNSHIP          FLOOD DIST.          HAZARDOUS DIST. 4a-4b</p>	<p>SE</p> <p>CODE AREA 32          SCHOOL DIST. 134          FIRE DIST. WOODLAWN TOWNSHIP          FLOOD DIST.          HAZARDOUS DIST. 4b</p>

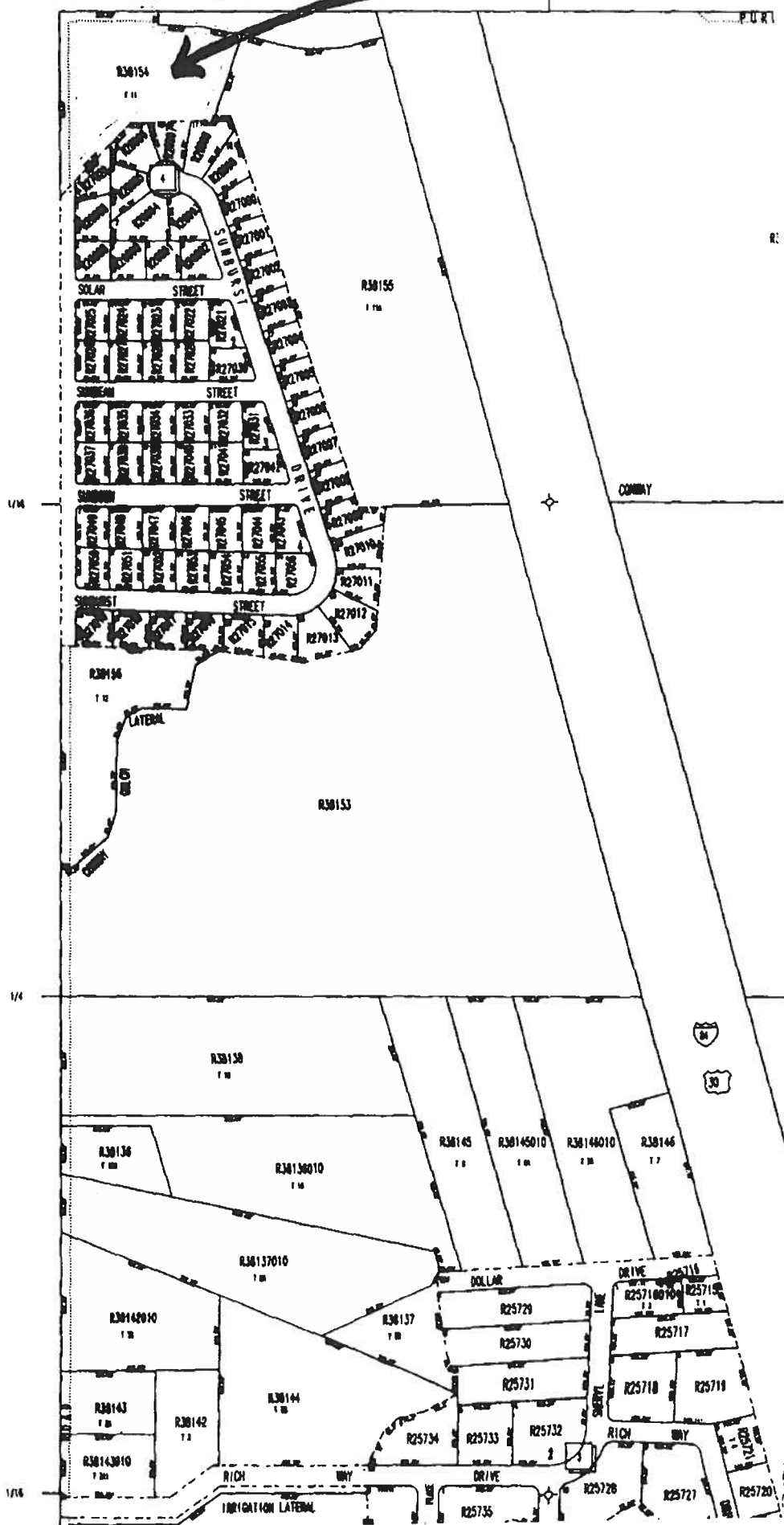
0	5	6	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

CANYON COUNTY,  
IDAHO

## LEGEND

SECTION LINES  
PARCEL BOUNDARY  
SUBDIVISION BOUNDARY  
ADJACENT PARCEL LINE  
CIRCUIT CENTERLINE  
ROAD 0-0-0 LINE  
CITY BOUNDARY  
TERRITORY DIST. BOUNDARY  
PROBLEM AREA  
RECENT SURVEY  
SECTION CORNER  
ARBITRARY SUBDIVISION No.  
ARBITRARY BLOCK No.  
ARBITRARY PARCEL No.  
ADJACENT PARCEL THE LINE  
RAILROADS  
U. S. HIGHWAYS  
STATE HIGHWAYS  
INTERSTATE HIGHWAYS  
COUNTY ROADS  
1 COUNTRY ACRES  
2 PEOPLE'S ESTATES  
3 RIVER SUBDIVISION

Sec. 33 T5N R3W







Canyon County Development Services Department  
Building Division 1115 Albany, Caldwell ID. 83605  
Phone (208) 454-7460 Fax (208) 454-6633 www.Canyoncounty.org/dsd

## MANUFACTURED HOME/MOBILE HOME BUILDING PERMIT APPLICATION

Date: 3/23/ 2003  
Owner: David J. Olson Phone 585-6059 Cell \_\_\_\_\_  
Address: 25114 N. Middleton RD City Middleton Zip 83644  
Applicant: David J. Olson Phone 585-6059 Cell \_\_\_\_\_  
Applicant Address: 25114 N. Middleton RD City Middleton Zip 83644  
Site Address: 24938 - Purple Sage City Caldwell Zip 83605  
Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ -or- Sec. \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_

Home Manufacturer: Fleetwood Broadmoor Year Built 1994 Value \$ 7500  
Number of Transportable Sections: \_\_\_\_\_ Width 14 Length 66 Sq. Ft. Living 924  
New \_\_\_\_\_ or move-on X

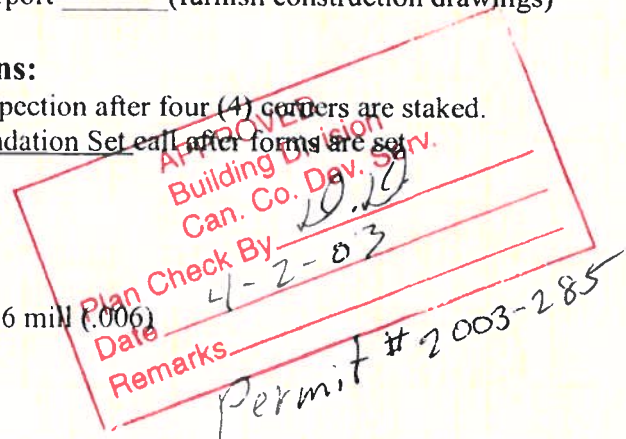
Check below:

- ☐ Standard Set (with skirting using metal, vinyl or wood)
- ☐ Permanent Foundation Set (using concrete, masonry or pressure treated wood 24" below grade)
- ☐ Attached Garage \_\_\_\_\_ or basement \_\_\_\_\_ (furnish construction drawings)
- ☐ Covered Patio \_\_\_\_\_ raised deck > 30" \_\_\_\_\_ or carport \_\_\_\_\_ (furnish construction drawings)
- ☐ Home is to be declared as real property

### Required Inspections:

- ☒ Setback: For installations with Standard Set call for inspection after four (4) corners are staked.
- ☐ Footing/setback: For installations with Permanent Foundation Set call after forms are set.
- ☒ Final Inspection:

1. House set and tie-downs installed.
2. Beam and marriage line supports installed.
3. Foundation vents installed.
4. Ground cover/vapor barrier installed. Black 6 mil (.006)
5. Landing, steps and handrail installed.
6. Perimeter skirting installed. (if applicable)
7. Access to crawl space with cover installed.
8. Site grading away from foundation or skirting. Five percent (5%) horizontally req.
9. Heat tape and pipe insulation installed.
10. Heating duct supported above ground-all elbows and joints sealed. R-8 insulation req.
11. Wood stove and gas fireplaces inspected if installed after leaving factory.
12. Two exits maintained from home.
13. Attached 6" height address numbers in contrasting color to front of house.
14. Septic, water, and electric service connected to house.
15. Electric and plumbing inspections approved and posted by state inspectors.
16. Dryer vent exhausted to outside with back-draft damper.
17. Condensation drains to terminate outside of crawl space.





# BUILDING PERMIT

CANYON COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



Issued:  
4/2/2003

Permit Number:  
BP2003-285  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: DAVID OLSEN  
Middleton, ID 83644  
Phone: 208-585-6059

### Contractor

Type: Builder  
Company: SELF  
Address:  
Phone:  
Cellular:

### Project Info

Proj. Value: \$7,500.00  
Proj. Type: Move On  
COC Type: MFG Home  
COC Group: R-3  
Item No: O/S Miscellaneous  
CNST Type: VB  
Code Edition: Idaho Mfg.  
Install Standards  
COC Load:

### Parcel

Address: 24938-7 PURPLE SAGE ROAD  
Caldwell, ID 83607 *Farmway Rd.*  
Parcel #: R38154(7)  
Sec: 33 Twn: 5N Range: 3W Qtr:  
Sub: Lot(s):  
Block:

### Applicant

DAVID OLSEN  
Phone: 208-585-6059  
PO BOX 711  
Middleton, ID 83644

### SQ FT

1st Floor: 924 Porches:  
2nd Floor: Patios:  
Bonus Room: Decks:  
Basement: Other:  
Garage: Total Area: 924

# SCANNED

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks

Initial *MM* Date: *8-1-07*

1994 FLEETWOOD BROADMORE 14' x 65' SW ON STANDARD SET FOUNDATION. -- ADDRESS IS TO BE 24935, SPACE #7.

### Conditions

Condition Date: Condition:

3/24/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

3/24/2003 Setbacks must be 80 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

### IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460

Inspection Request: It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information:  
1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases, unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed accordance with the regulations pertaining and applicable there to.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

SIGNATURE OF BUILDING OFFICIAL/INSPECTOR

RECEIVED BY



\$140

2003-285

CANYON COUNTY BUILDING DEPARTMENT  
PROJECT INFORMATION & APPROVAL

Owner: Dave Olsen

3/24

CONTRACTOR:	<u>Daria Olsen</u>	CONTACT:	_____
ADDRESS:	_____		
PHONE:	_____	MOBILE:	_____
DESIGNER:	_____	CONTACT:	_____
ARCHITECT:	_____	CONTACT:	_____
ENGINEER:	_____	CONTACT:	_____
ADDRESS:	_____	LIC#	_____
PHONE:	_____	LIC#	_____
MOBILE:	_____	FAX:	_____

PROJECT TYPE:	ITEM NO. <u>05</u> <del>105</del>	ITEM NO.	_____
CONSTRUCTION TYPE:	<u>Move-on</u>		_____
OCCUPANCY TYPE:	<u>VB</u>		_____
OCCUPANCY GROUP:	<u>Mobile Home</u>		_____
OCCUPANCY LOAD:	<u>R-3</u>		_____

PROJECT NOTES -	<u>F30 S10 R20</u>		_____
SETBACKS:	_____		_____
DESCRIPTION:	<u>1994 <del>Hotwork</del> <del>Knockdown</del></u>		_____
	<u>SW on standard <del>set</del></u>		_____
	<u>Foundation - 14'x66'</u>		_____
	<u>Address is 24938</u>		_____
	<u>space #7</u>		_____

SQUARE FOOT -	<u>? 924</u>		_____
1ST FLOOR	_____		_____
2ND FLOOR	_____		_____
TOTAL	_____		_____
BASEMENT	_____		_____
GARAGE/STORAGE	_____		_____
OTHER	_____		_____

VALUE:	<u>\$7500</u>		_____
	_____		_____
	_____		_____
PLAN CHECK APPROVED BY:	<u>LOD</u>	DATE:	<u>4-1-03</u>



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
4/17/2003

Permit Number:  
BP2003-285  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: DAVID OLSEN

Middleton, ID 83644

Phone:  
208-585-  
6059

### Contractor

Type: Builder  
Company: SELF  
Address:

Phone:  
Cellular:

### Parcel

Address: 24938 Y PURPLE SAGE ROAD  
Caldwell, ID 83607

Parcel #: R38154(7)

Sec: 33

Twn: 5N

Range: 3W

Qtr:

Sub:

Zone: A

Lot(s):

Block:

### Applicant

DAVID OLSEN

Phone:

208-585-6059

PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: \$7,500.00

CNST Type: VB

Proj. Type: Move On

Code Edition: Idaho Mfgh

OCC Type: MFG Home

Install

OCC Group: R-3

Standards

Item No: O/S Miscellaneous

OCC Load:

### SQ FT

1st Floor:

924

Porches:

2nd Floor:

Patios:

Bonus Room:

Decks:

Basement:

Other:

Garage:

Total Area:

924

### Project Notes:

County Setbacks Front: 30

Side: 10

Rear: 20

City Setbacks

1994 FLEETWOOD BROADMORE 14' x 66' SW ON STANDARD SET FOUNDATION. - ADDRESS IS TO BE 24938, SPACE #7.

### Conditions

Condition Date: Condition:

3/24/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

3/24/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

- 5) Vents at skirting within 3' of corners max spacing 20'  
6) Seal skirting holes & water drainage at top of skirting.  
7) Need Address number on house #7  
Call when ready  
David 585-6059 Call to meet  
Setbacks pm

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☒

Date Request was Received:

Date Inspection Needed:

4-18-03

### Comments / Corrections

- 1) Stabilize stairs at North side  
2) Final dirt grade sloping away  
3) Need code compliance verification at tie down anchors & staples driven in ground 29" long staples  
4) Anchors - within 2' of corner max spacing 11' o.c.

Inspector (Print):

Date Inspection Made:

4-18-03

Address:



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
5/1/2003

Permit Number:  
BP2003-285  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Address:

### Owner

Name: DAVID OLSEN

Middleton, ID 83644

Phone:  
208-585-  
6059

### Parcel

Address: 24938 SP.#7 FARMWAY ROAD Zone: A  
Caldwell, ID 83607

Parcel #: R38154(7)

Sec: 33 Twn: 5N Range: 3W Gtr: Lot(s):  
Sub: Block:

### Contractor

Type: Builder  
Company: SELF  
Address:

Phone:  
Cellular:

### Applicant

DAVID OLSEN

Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: \$7,500.00 CNST Type: VB  
Proj. Type: Move On Code Edition: Idaho MfgH  
OCC Type: MFG Home Install  
OCC Group: R-3 Standards  
Item No: O/S Miscellaneous OCC Load:

### SQ FT

1st Floor:	924	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area:
		924

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks

1994 FLEETWOOD BROADMORE 14' x 66' SW ON STANDARD SET FOUNDATION. - ADDRESS IS TO BE 24938, SPACE #7.

### Conditions

Condition Date: Condition:  
3/24/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:  
3/24/2003 Setbacks must be 80 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

Done 585-6059 call to meet

1:00

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☐ Other ☐

Date Request was Received:

Date Inspection Needed:

5-2-03

### Comments / Corrections

Seal holes at shorting east + south  
Ok to occupy

Inspector (Print):

Date Inspection Made:

5-2-03



# RESIDENTIAL CERTIFICATE OF OCCUPANCY CANYON COUNTY



Issued: 2/17/2004

Permit #: BP2003-285

ccerto2.SRW

**Owner:**

David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone:  
208-585-6059  
Cellular:

**Parcel:**

24938 SP.#7 FARMWAY ROAD  
Caldwell, ID 83607  
Parcel R38154(7)  
Sec 33 TwN 5N Range 3W  
Sub  
Lot(s) Block

**Project Info:**

Prj Value: \$7,500.00

Item No:

Prj Type: Move On

Occ Type: MFG Home

Auto Sprinkler: No

Occ Group: R-3

Occ Load:

Cnstr Type: VB

Land Use: A

Code Edition: Idaho Mfg Install Standards

**Project Notes:**

County Setbacks Front: 30 Side: 10 Rear: 20

City Setbacks Front: Side: Rear:

1994 FLEETWOOD BROADMORE 14' x 66' SW ON STANDARD SET FOUNDATION. -- ADDRESS IS TO BE 24938, SPACE # 7.

## OCCUPANCY STATEMENT AND REQUIREMENTS

This structure or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use.

This structure or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use.

The issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

*Dan Hutto*

BUILDING OFFICIAL/INSPECTOR

2/17/04





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
**Permit Number: BP2003-314**

Exhibit 8e  
**Permit Record Report**  
*BP2003-314*  
Page 1 of 3  
Printed: 3/31/2003

**Parcel Number: R38154(3)**

**Section: 33**

**Township: 5N**

**Range: 3W**

**1/4 Section NW**

**Zone: A**

**Flood Hazard Zone/Use:**

X - Outside SFHA

**Subdivision:**

**Lot:**

**Block:**

**Site Address:** *Farmway*

24938 ~~PURPLE SAGE~~

Caldwell, ID 83607

**Address Assigned By City:**

**Permit Is For: MH Double Wide**

**Land Use Case #:**

**Acreage of Parcel: 3.70**

**City Impact Area: NO**

**County Set Backs:** ☒

**City Set Backs:** ☐

**Sec Line: 60 Feet**

**Front: 30**

**Front:**

**1/4 Sec Line: N/A**

**Side: 10**

**Side:**

**Rear: 20**

**Rear:**

**# of Perm Residence:**

**Corner Lot F/S:**

**Corner S/F:**

**# of Temp Residence:**

**SCANNED**

Initial *MC* Date: *4-30-07*

**Applicant: DAVID OLSEN**

**Applicant Role: Owner**

**Address: PO BOX 711**

**Phone: 208-585-6059**

**Middleton, ID 83644**

**Property Owner: DAVID OLSEN**

**Address: PO BOX 711**

**Middleton, ID 83644**

**Phone: 208-585-6059**

**Contractors: SELF**

**Address:**

**Phone:**

**Primary? ☒**

**App Accepted By: Susan Hunsperger**

**Filing Date:**

**Status: Incomplete**

**On Hold By:**

**Comments: MFG HOME**

*BP2003-314*





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**  
Zoning 454-7458      Building 454-7460  
Permit Number: BP2003-314

Permit Record Report

Page 2 of 3

Printed: 3/28/2003

**Required Documentation:**

**Received:**

- ☒ Legal Description
- ☒ Building Plans (2)
- ☒ Site Plans (2)
- ☒ SWDH Permit
- ☒ Hwy Dist/IDT Permit
- ☒ Fire Dist Permit
- ☒ MH Application

- ☒
- ☒
- ☒
- ☒
- ☒
- ☒
- ☒

**Required Documentation:**

**Received:**

- ☒ Ad Valorem
- ☐ MH Temp Res Permit
- ☐ Easement & Maint Agreement
- ☒ Property Research
- ☒ Road Frontage
- ☐ Development Permit
- ☐ Elevation Certificate
- ☒ Bonding/ARCA

- ☒
- ☐
- ☐
- ☒
- ☒
- ☐
- ☐
- ☒

**Special Conditions:**

MFG PARK/CUP

**Fees and Receipts:**

Number	Description	Amount
FEE2003-1026	ZONING COMPLIANCE	\$40.00
<b>Total Fees:</b>		<b>\$40.00</b>

**Conditions:**

- Condition Comments:** Property owner is responsible for identification of all property boundaries for setback measurements.
- Condition Comments:** Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.





**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**

Permit Record Report

Page 3 of 3

Printed: 3/28/2003

Zoning 454-7458

Building 454-7460

Permit Number: BP2003-314

**Private Drive/Road Information**

Road Name:

Approved By 911:

Easement Recordation #:

Maintenance Agreement Recordation #:

Number of Residences Served:

Range of Address:

Length of Existing Road:

Length to be Certified:

Date of Certification:

Additional Information:

This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not begun within three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges Idaho Code Title 22, Chapter 45, "Right to Farm", and any nuisance complaints regarding agricultural activity may be limited by this statute.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicants Signature: \_\_\_\_\_

Date: 3/28/03

DSD Staff Accepting Application: \_\_\_\_\_

Date: 3/31/03

Reviewed By: \_\_\_\_\_

Date: 3/31/03





## NOTUS-PARMA HIGHWAY DISTRICT No.2

P. O. Box 719

Parma, Idaho 83660

Telephone 208/722-5343

Fax 208/722-5896

## Telefax Transmittal Sheet

Fax # 722-5896

Date 3-27-2003To Development Services DepartmentAttention Susan HunspergerFax # 454-6633Number of pages including cover sheet (1)

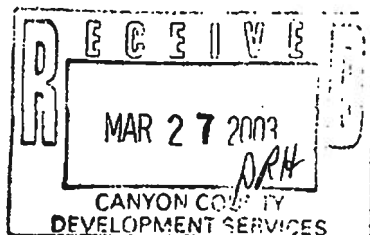
Comments Dear Susan - I met with David J. Olsen  
and inspected two paved approaches. One approach enters  
Purple Sage Rd and the other approach enters Farmway Rd.  
Both approaches are 20 ft wide with a 20' radius. David  
has met current rd standards for access serving 3 or more  
properties. Thanks for all your help Susan - Call if you  
have any questions - Earl V. Bergman

If unable to receive, please call 208/722-5343.

David J. Olsen

24938 Farmway Rd

Section 33 T-5 North R-3 WMT







ADA COUNTY TREASURERS OFFICE  
200 W FRONT STREET  
BOISE ID 83702  
(208) 287-6800

03/27/2003

*Handwritten: 03/27/2003*

PARTIAL PRE-PAYMENT TAX RECEIPT

Tax Year: 2003  
Parcel#: MOAKW992704

Deed Owners Name/Address

BARBER GINA K  
PO BOX 170282  
BOISE ID 83717-0282

Legal Description

1999 OAKWOOD  
27 44  
H0C015F04034AB  
990413

Payers Name/Address

STROSCHEIN ANITA J  
25114 N MIDDLETON RD  
MIDDLETON ID 83644

Market Value	45,900
Less: Homeowner	0
Taxable Value	45,900
Est Tax Amount	662.28
Collected	662.28
Est Tax Due	0.00

	<u>Packet#</u>	<u>Amount</u>	<u>Date</u>
PAYMENT (S):	200300430	662.28	03/27/2003

THE INFORMATION PROVIDED ON THIS RECEIPT REFLECTS THE ESTIMATED TAX VALUES AT THE TIME THE PAYMENT WAS MADE. THESE VALUES ARE SUBJECT TO CHANGE AS MORE PRECISE TAX INFORMATION IS GATHERED.





# Southwest District Health

920 Main Street  
Caldwell, Idaho 83605  
(208) 455-5400 • FAX (208) 455-5405

For Office Use Only  
Document Number **20489**

Date 5-24-02 Receipt 36313

Site Eval. or Handling Charge 160-

Septic Permit Fee \$100.00 (+ fee) 70-

Legal Description Lot 19, 119, unimproved Homestead  
15N R 30W S4E S3

Site Location: 84 to Middleton Rd left on  
High 30, left on Purple Sage, 1/4  
mi. on corner of Purple Sage &  
Highway

## INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

# 101281 R

Unit 3

Property Owner Dave Olson

Property Address Barroway

City Caldwell County 14

Phone 585-6089

Applicant Signature [Signature]

☒ New ☐ Replacement Lot Size .5 A

# of Bedrooms 3 Flow 250 Gal.

Septic Tank 1000 Eff. Area 250 Sq. Ft.

Type Dwelling S Type System 1/A

Soil Texture Classification: A2a

Test Hole Evaluation Results:

0-36" B, sandy loam

36"-10' sand

Permit Issued

[Signature] 76 2-20-03  
EHS Signature EHS Code Date

This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit.

This application will expire 12 months from the application date unless renewed. Two renewals are allowed.

Drainfield Distance from Adjacent Wells >100 ft.

Distance to Temporary Surface Water >50 ft.

Distance to Permanent Surface Water >300 ft.

Static Water Table Depth >10 ft.

Site Evaluation/Inspection:

EHS Signature

EHS Code

Date

Septic Tank 1000 gal. Mfr. PreCast

Standpipe - manhole depth 20 ins.

Absorption area: 270 sq. ft.

Dimensions: Width 6/10 ft. Length 15/20 ft.

Gravel: 10 yds Depth under pipe 6 ft/in.

Sand: - yds Well installed X Yes - No

Depth to pipe 38 ins. Dist. to well >100 ft.

Licensed installer

or owner installed [Signature]

Final EHS Approval [Signature]

EHS Signature

EHS Code

Date

Date 2-19-03 2-20-03 3-6-03

Travel 30 30 30

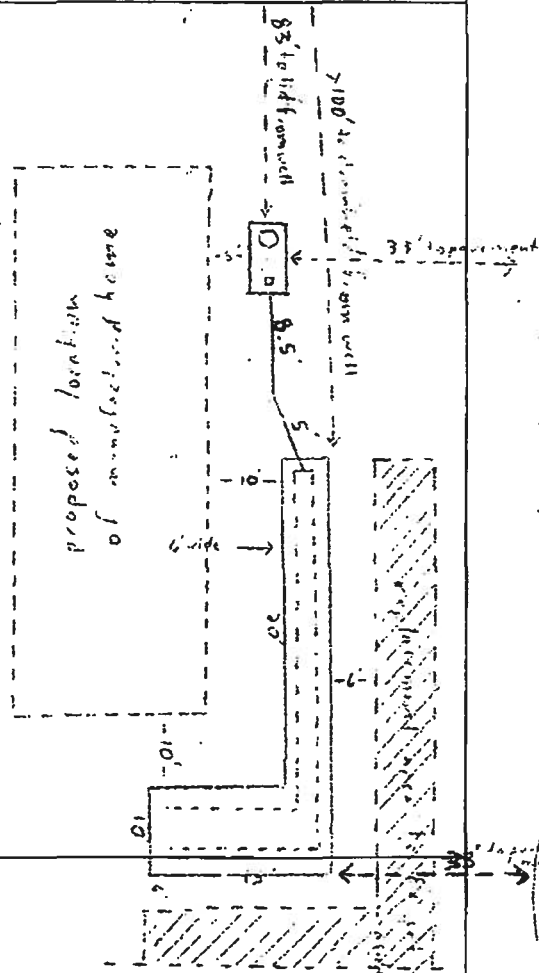
Inspect 30 30 30

EHS Code 76 76 76

Remarks:

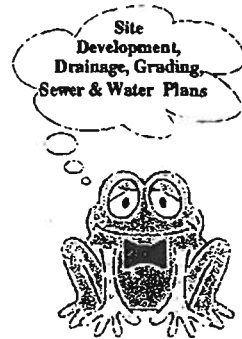
Installation shall comply with all applicable rules, regulations, and standards.

**NOTE:** This is not a building permit, a building permit may be required by the County or City.





*Keith Jacobs Engineering*  
*Professional Civil Engineer*



March 9, 2003

Mr. Dave Olson  
25114 North Middleton Road  
Middleton, Idaho 83606

Re: Private Road

Dear Mr. Olson,

This letter is to confirm that the private road construction at the southeast corner of Purple Sage and Farmway Roads meets the minimum requirements for a private road exceeding one hundred fifty feet in length.

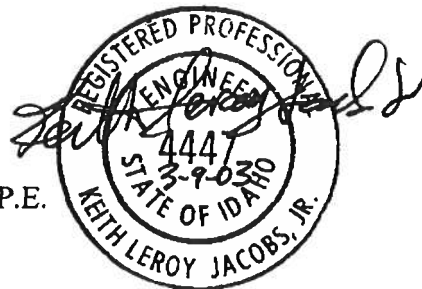
The road was found to have at least six and one-half inches (6.5") of three-quarter inch (3/4") gravel. The finished roadway is a minimum of twenty-feet wide. The turn around is a "T" turn-a-round with two sixty-foot long legs.

This observation was made on March 7, 2003.

If you have any question or need other services, please call 939-2093 or 608-0107.

Sincerely,

Keith L. Jacobs, P.E.  
Owner











Canyon County Development Services Department  
Building Division 1115 Albany, Caldwell ID. 83605  
Phone (208) 454-7460 Fax (208) 454-6633 www.Canyoncounty.org/dsd

Permit # 2003-314  
Office Copy  
4-17-03

## MANUFACTURED HOME/MOBILE HOME BUILDING PERMIT APPLICATION

Date: David 3/28 2003  
Owner: DAVID S OLSEN Phone 585-6059 Cell \_\_\_\_\_  
Address: 25114 N. Middleton City Middleton Zip 83644  
Applicant: DAVID S OLSEN Phone 585-6059 Cell \_\_\_\_\_  
Applicant Address: 25114 N. Middleton Rd City Middleton Zip 83644  
Site Address: 2493B +3 Purple Sage Rd. City Caldwell Zip 83607  
Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ -or- Sec. 33 T 51 R 3W

Home Manufacturer: Oakwood Year Built 1999 Value \$ 8800.00  
Number of Transportable Sections: 2 Width 24' Length 44' Sq. Ft. Living 1056  
New \_\_\_\_\_ or move-on ✓

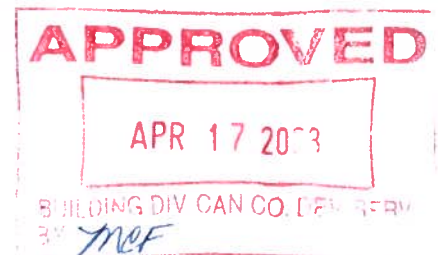
Check below:

- ☒ Standard Set (with skirting using metal, vinyl or wood)
- ☐ Permanent Foundation Set (using concrete, masonry or pressure treated wood 24" below grade)
- ☐ Attached Garage \_\_\_\_\_ or basement \_\_\_\_\_ (furnish construction drawings)
- ☐ Covered Patio \_\_\_\_\_ raised deck > 30" \_\_\_\_\_ or carport \_\_\_\_\_ (furnish construction drawings)
- ☐ Home is to be declared as real property

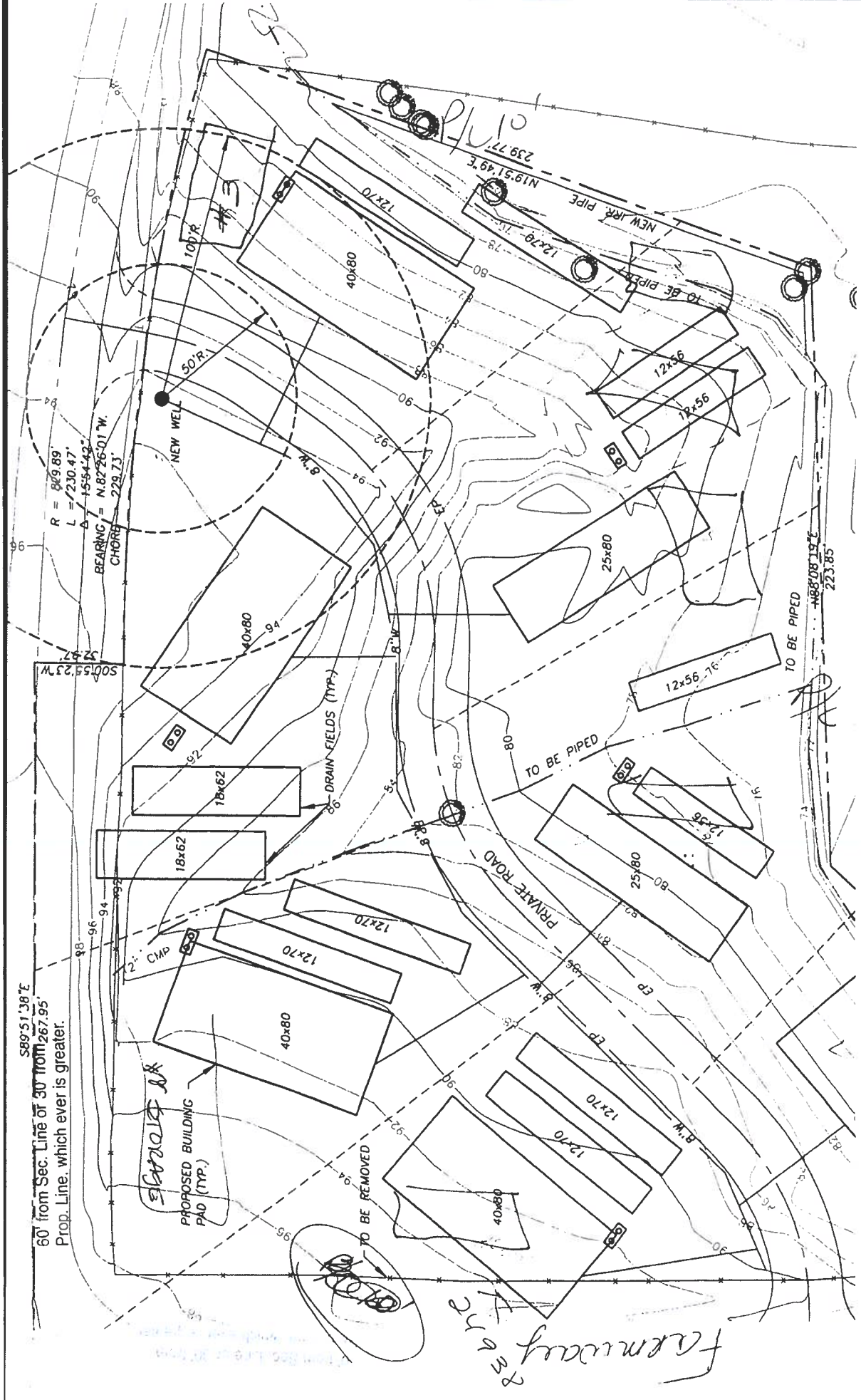
### Required Inspections:

- ☒ Setback: For installations with Standard Set call for inspection after four (4) corners are staked.
- ☐ Footing/setback: For installations with Permanent Foundation Set call after forms are set.
- ☒ Final Inspection:

1. House set and tie-downs installed.
2. Beam and marriage line supports installed.
3. Foundation vents installed.
4. Ground cover/vapor barrier installed. Black 6 mill (.006)
5. Landing, steps and handrail installed.
6. Perimeter skirting installed. (if applicable)
7. Access to crawl space with cover installed.
8. Site grading away from foundation or skirting. Five percent (5%) horizontally req.
9. Heat tape and pipe insulation installed.
10. Heating duct supported above ground-all elbows and joints sealed. R-8 insulation req.
11. Wood stove and gas fireplaces inspected if installed after leaving factory.
12. Two exits maintained from home.
13. Attached 6" height address numbers in contrasting color to front of house.
14. Septic, water, and electric service connected to house.
15. Electric and plumbing inspections approved and posted by state inspectors.
16. Dryer vent exhausted to outside with back-draft damper.
17. Condensation drains to terminate outside of crawl space.









# BUILDING PERMIT

CANYON COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



Issued:  
4/17/2003

Permit Number:  
BP2003-314  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: DAVID OLSEN

Middleton, ID 83844

Phone:  
208-585-  
6059

### Contractor

Type: Builder

Company: SELF

Address:

Phone:  
  
Cellular:

### Parcel

Address: 24938 ~~Armstrong~~ PURPLE SAGE ROAD  
Caldwell, ID 83607

Parcel #: R38154(3)

Sec: 33

Twn: 5N

Range: 3W

Qtr:

Sub:

Zone: A

Lot(s):  
Block:

### Applicant

DAVID OLSEN

Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83844

### SQ FT

1st Floor:

1056

Porches:

2nd Floor:

Patios:

Bonus Room:

Decks:

Basement:

Other:

Garage:

Total Area:

1056

### Project Info

Proj. Value: \$6,800.00

CNST Type: VB

Proj. Type: Move On

Code Edition: Idaho Mfgh

OCC Type: MFG Home

Install

OCC Group: R3

Standards

Item No: O/S Miscellaneous

OCC Load:

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20

City Setbacks

1999 OAKWOOD DW ON STANDARD SET WITH SKIRTING.

### Conditions

Condition Date: Condition:

3/28/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

3/28/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

# SCANNED

Initial MD Date: 8-3-07

### IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460

Inspection Request: It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information:  
1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

SIGNATURE OF BUILDING OFFICIAL/INSPECTOR

RECEIVED BY

4-17-03

*Murray C. Freese*

MCF

4-17-03



210

2003-314

CANYON COUNTY BUILDING DEPARTMENT  
PROJECT INFORMATION & APPROVAL

8/31/03

OWNER: <u>David Olsen</u>			CONTACT: _____		
ADDRESS: _____					
PHONE: _____		MOBILE: _____		FAX: _____	
DESIGNER: _____		CONTACT: _____		LIC# _____	
ARCHITECT: _____		CONTACT: _____		LIC# _____	
ENGINEER: _____		CONTACT: _____		LIC# _____	
ADDRESS: _____					
PHONE: _____		MOBILE: _____		FAX: _____	

PROJECT TYPE: _____	ITEM NO. <u>0/5</u>	ITEM NO. _____
CONSTRUCTION TYPE: _____	<u>Move-on</u>	_____
OCCUPANCY TYPE: _____	<u>VP</u>	_____
OCCUPANCY GROUP: _____	<u>Mfg. Home</u>	_____
OCCUPANCY LOAD: _____	<u>R3</u>	_____

PROJECT NOTES -	<u>E30-S10-R20</u>	_____
SETBACKS:	_____	_____
DESCRIPTION:	<u>1999 Oakwood DW on</u>	_____
	<u>standard lot with</u>	_____
	<u>skirting.</u>	_____
	_____	_____
	_____	_____
	_____	_____

SQUARE FOOT -	_____	_____
1ST FLOOR	<u>1056</u>	_____
2ND FLOOR	_____	_____
TOTAL	_____	_____
BASEMENT	_____	_____
GARAGE/STORAGE	_____	_____
OTHER	_____	_____

VALUE: <u>\$8800.00</u>	_____
_____	_____
_____	_____
_____	_____
PLAN CHECK APPROVED BY: <u>MCF</u>	DATE: <u>4-17-03</u>



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605

Ca.



Permit Number:

03-314

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☐ Other ☐

Date Request was Received:

Date Inspection Needed:

4-18-03

Comments / Corrections

- 1) Final electrical inspection
- 2) Landings
- 3) Address number
- 4) Final dirt grade sloping away
- 5) Fix broken wall south side / melted at North
- 6) Perimeter supports max spacing 8' o.c. with 1 pier at each side of doors.
- 7) Anchor compliance verification stakes are 29" long in sandy soil.

Inspector (Print):

Chris Johnson

Date Inspection Made:

4-18-03



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
5/7/2003

Permit Number:  
BP2003-314  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: DAVID OLSEN

Phone:  
208-585-  
6059

Middleton, ID 83644

### Contractor

Type: Builder  
Company: SELF  
Address:

Phone:  
Cellular:

### Parcel

Address: 24938 SP.#3 FARMWAY ROAD Zone: A  
Caldwell, ID 83607

Parcel #: R38154(3)

Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Applicant

DAVID OLSEN

Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83644

Address:

### Project Info

Proj. Value: \$8,800.00

CNST Type: VB

Proj. Type: Move On

Code Edition: Idaho Mfgh

OCC Type: MFG Home

Install  
Standards

OCC Group: R3

Item No: O/S Miscellaneous

OCC Load:

### SQ FT

1st Floor:

1056

Porches:

2nd Floor:

Patios:

Bonus Room:

Decks:

Basement:

Other:

Garage:

Total Area:

1056

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20

City Setbacks

1999 OAKWOOD DW ON STANDARD SET WITH SKIRTING.

### Conditions

Condition Date: Condition:

3/28/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

3/28/2003 Setbacks must be 80 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

*\* Call 1st to meet*

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☐ Other ☒ *Setup MH?*

Date Request was Received:

*5-7-03*

Date Inspection Needed:

*5-8-03*

Comments / Corrections

*Discussed Final electrical, final dirt grade, handrails*

*& support at stairs*

*Not Ready*

Inspector (Print):

Date Inspection Made:

*5-8-03*



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
6/25/2003

Permit Number:  
BP2003-314  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: David Olsen  
Middleton, ID 83844

Phone:  
208-585-  
8059

### Contractor

Type: Builder  
Company: SELF  
Address:

Phone:  
Cellular:

### Project Info

Proj. Value: \$8,800.00  
Proj. Type: Move On  
OCC Type: MFG Home  
OCC Group: R3  
Item No: O/S Miscellaneous  
CNST Type: VB  
Code Edition: Idaho Mfgh  
Install Standards  
OCC Load:

### Parcel

Address: 24938 SP #3 FARMWAY ROAD  
Caldwell, ID 83607  
Parcel #: R38154(3)  
Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Applicant

DAVID OLSEN  
Phone: 208-585-8059  
PO BOX 711  
Middleton, ID 83844

### SQ FT

1st Floor:	1056	Porches:
2nd Floor:		Patio:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area:
		1056

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks  
1999 OAKWOOD DW ON STANDARD SET WITH SKIRTING

### Conditions

Condition Date: Condition:  
3/28/2003 Property owner is responsible for identification of all property boundaries for setback measurements.  
Condition Date: Condition:  
3/28/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

COL 050069

COL 050068

- 4) check on propane mechanical  
5) Condensate drain line on AC/HVAC to run to exterior of house

PM

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐

Date Request was Received:

6-25-03

Date Inspection Needed:

6-26-03

Comments / Corrections

David 585-6059

- 1) hole must be filled at meter base - grade must slope away from house
- 2) finish skirting; fill holes at skirting
- 3) South side Stairs - landing must be no more than 8" below top of threshold. Guard rails required if more than 30" from landing to grade

Inspector (Print):

Date Inspection Made:



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605

29438 Zuniway  
#3



Permit Number:

BP2003-314

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☐ Other ☐

Date Request was Received:

Date Inspection Needed:

Comments / Corrections

- ① Clearance from LP Tank to Fence is 10'0"
- ② Put Metal stake in ground by LP Pipe by Home, and secure riser pipe to stake

Inspector (Print):

Date Inspection Made:

3/12/03

27-Devin

Inspection Request  
Canyon County Development Services

Page \_\_\_\_ of \_\_\_\_



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
9/26/2003

Permit Number:  
BP2003-314  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Address:

### Owner

Name: David Olsen  
Middleton, ID 83644

Phone:  
208-585-  
6059

### Parcel

Address: 24938 SP.#3 FARMWAY ROAD Zone: A  
Caldwell, ID 83607  
Parcel #: R38154(3)  
Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Contractor

Type: Builder  
Company: APPLICANT  
Address:

Phone:  
Cellular:

### Applicant

DAVID OLSEN

Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: \$8,800.00 CNST Type: VB  
Proj. Type: Move On Code Edition: Idaho MfgH  
OCC Type: MFG Home Install  
OCC Group: R3 Standards  
Item No: D/S Miscellaneous OCC Load:

### SQ FT

1st Floor:	1056	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area: 1056

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20

City Setbacks

1999 OAKWOOD DW ON STANDARD SET WITH SKIRTING.

### Conditions

Condition Date: Condition:

3/28/2003 Property owner is responsible for identification of all property boundaries for setback measurements.

Condition Date: Condition:

3/28/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

David 585-6059

Re

AM

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐

Date Request was Received:

Date Inspection Needed: 10-1

### Comments / Corrections

- 1) Lill hole at skirting at condensate drain line & under stairs
  - 2) Run Dyer vent to exterior metal duct & Dampened termination.
  - 3) Need Copy of Gas Pressure witness-Need County verification in future.
- Inspector (Print): *Chris*  
Date Inspection Made: 10-1-03



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:  
11/6/2003

Permit Number:  
BP2003-314  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: David Olsen  
Middleton, ID 83844  
Phone: 208-585-6059

### Parcel

Address: 24938 SP.#3 FARMWAY ROAD  
Caldwell, ID 83607  
Parcel #: R38154(3)  
Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Contractor

Type: Builder  
Company: APPLICANT  
Address: Cellular:

### Applicant

DAVID OLSEN  
Phone: 208-585-6059  
PO BOX 711  
Middleton, ID 83844

### Project Info

Proj. Value: \$8,800.00  
Proj. Type: Move On  
OCC Type: MFG Home  
OCC Group: R3  
Item No: O/S Miscellaneous  
CNST Type: VB  
Code Edition: Idaho MfgH  
Install Standards  
OCC Load:

### SQ FT

1st Floor:	1056	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area:
		1056

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks  
999 OAKWOOD DW ON STANDARD SET WITH SKIRTING.

### Conditions

Condition Date: Condition:  
3/28/2003 Property owner is responsible for identification of all property boundaries for setback measurements.  
Condition Date: Condition:  
3/28/2003 Setbacks must be 60 feet from Section Line/ Quarter Section Line or 30 feet from Property Line which ever is greater.

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐

Date Request was Received:

6 Nov 03

Date Inspection Needed:

7 Nov 03

Comments / Corrections

David 585-6059

- 1) Final dirt grade sloping away
- 2) Copy of gas pressure witness before Issue of C.O.  
OK to occupy

Inspector (Print):

Chel Jahn

Date Inspection Made:

11-7-03

Address:



# RESIDENTIAL CERTIFICATE OF OCCUPANCY CANYON COUNTY



Issued: 11/7/2003

Permit #: BP2003-314

**Owner:**

David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone: 208-585-6059  
Cellular:

**Parcel:**

24938 SP.#3 FARMWAY ROAD  
Caldwell, ID 83607  
Parcel #: R38154(3)  
Sec 33      Twn 5N      Range 3W  
Sub  
Lot(s)      Block

**Project Info:**

Pri Value: \$8,800.00  
Item No:  
Pri Type: Move On  
Occ Type: MFG Home  
Auto Sprinkler: No

Occ Group: R3  
Occ Load:  
Cnstr Type: VB  
Land Use: A  
Code Edition: Idaho Mfgn install Standards

**Project Notes:**

County Setbacks      Front: 30      Side: 10      Rear: 20  
City Setbacks      Front:      Side:      Rear:  
1999 OAKWOOD DW ON STANDARD SET WITH SKIRTING.

## OCCUPANCY STATEMENT AND REQUIREMENTS

This structure or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use.

This structure or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use.

The issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

  
BUILDING OFFICIAL/INSPECTOR





permint.rtm  
9/8/03

**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**

Zoning 454-7458

Building 454-7460

**Permit Number: BP2003-1163**Permit Record Report <sup>OK</sup>

BP2003-1163

Page 1 of 3

Printed: 11/13/2003

*Issued 12-4-03*

**Parcel Number: R38154(5)****Permit Is For: MH Double Wide**

Section: 33

Township: 5N

Range: 3W

1/4 Section NW

Acreage of Parcel: 3.70

**County Zone: A**

City Impact Area: NO

**Flood Hazard Zone/Use:**

X - Outside SFHA

**Site Address:** 24938 SP. #5 Farmway Road  
Caldwell, ID 83607

Address Assigned By City Of:

**Subdivision:**

Lot:

Block:

**Land Use Case #: CU2002-42**

**SCANNED**  
Initial *ML* Date: *4-30-07*

**County Set Backs:** ☒

Front: 30

Side: 10

Rear: 20

City Set Backs: ☐

Front:

Side:

Rear:

**Sec Line: 60 Feet****1/4 Sec Line: N/A**

# of Perm Residence:

# of Temp Residence:

**Applicant: DAVID OLSEN**

Address: PO BOX 711

Middleton, ID 83644

Applicant Role: Owner

Cellular:

Voice: 208-585-6059

**Property Owner: David Olsen**

Address: PO BOX 711

Middleton, ID 83644

Cellular:

Voice: 208-585-6059

**Contractors: SELF**

Address:

Cellular: NA

Voice: NA

Primary? ☒**App Accepted By: Dan Hunter**

Filing Date: 11/13/2003

**Status: Incomplete**

On Hold By:

**Comments:** 1979 23x52 MH already on site

BP2003-1163





# Canyon County

Printed: 11/28/2003

## Development Services Department Certificate of Zoning Compliance/Permit

Page 2 of 3

permint.rtm  
11/17/03

Zoning 454-7458

Building 454-7460

www.canyoncounty.org/dsd

**Tracking Number: BP2003-1163**

### Required Documentation:

### Received:

- |                                     |                          |                                     |
|-------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/>            | Legal Description        | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | Building / Site Plans(2) | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | RES Check                | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | SWDH Permit              | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Hwy Dist/IDT Permit      | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Fire Dist Permit         | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | MH Application           | <input checked="" type="checkbox"/> |

### Required Documentation:

### Received:

- |                                     |                                    |                                     |
|-------------------------------------|------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Ad Valorem                         | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | MH Temp Res Permit                 | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Easement & Maint Agreement         | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Property Research                  | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Road Frontage                      | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Development Permit                 | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Elevation Certificate              | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | Bonding/ARCA/ <i>certification</i> | <input checked="" type="checkbox"/> |

### Special Conditions:

**Condition:** Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.

**Condition:** Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.

**Condition:** Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

### Fees and Receipts:

Number	Description	Amount
FEE2003-4160	ZONING COMPLIANCE	\$40.00
<b>Total Fees:</b>		<b>\$40.00</b>

**Total Receipts:** \$0.00

This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not be





# Canyon County

## Permit Record Report

### Development Services Department

### Certificate of Zoning Compliance/Permit

Page 3 of 3

Printed: 11/13/2003

permint.rtm  
9/8/03

Zoning 454-7458

Building 454-7460

**Permit Number: BP2003-1163**

gun within three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges that any nuisance complaints regarding agricultural activity may be limited by the Idaho right to farm laws.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicants Signature: \_\_\_\_\_

Date: 11-13-03

DSD Staff Accepting Application: \_\_\_\_\_

Date: 11/13/03

Reviewed By: \_\_\_\_\_

Date: 11-26-03

DT 11/13/03



MODE:F ACTION: PRESS {01 RETURN} TO VIEW ANOTHER ACCOUNT TRQK101  
System User- HUFFAKER Date 11/13/2003 Time 9:42  
REAL PROPERTY INQUIRY

01 4R38154-000- -0 033-00 SCH134	12	23,000	1.00
=====	2A	10,800	2.70
OLSEN, DAVID J			
& STROSCHEIN, ANITA J			
 P O BOX 711			
MIDDLETON ID 83644			
=====			
33-5N-3W NW	TOTAL	33,800	3.70
TX 11 LESS TX 11-A IN NWNW	=====		
 PURPLE SAGE RD, CA	SURVEY	INST 200112972	
	DRAIN DR VALUE	APPR MKB	
	CLASS REAP 98 MAN	UNIT 0	
	PARCEL 4R05N03W333150	H/O N C/B N	
	PRIOR ACCOUNT 3R38154-000- -0		
	02 MH on Property YES		
	03 Traits 04 Companion Sheet		

BP

Dave Olsen  
PI 2003-2933



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS SUBJECT TO THE NATIONAL ARCHIVES RECORDS RELEASE ACT OF 1987.

<p>CODE AREA 33-32          SCHOOL DIST. 134          FIRE DIST. WASHINGTON TOWNAL          FLOOD DIST.          WARDENRY DIST. R-4</p>	<p>CODE AREA 32          SCHOOL DIST. 134          FIRE DIST. WASHINGTON TOWNAL          FLOOD DIST.          WARDENRY DIST. R4</p>
<p>CODE AREA 33-32          SCHOOL DIST. 134          FIRE DIST. WASHINGTON TOWNAL          FLOOD DIST.          WARDENRY DIST. R-4</p>	<p>CODE AREA 32          SCHOOL DIST. 134          FIRE DIST. WASHINGTON TOWNAL          FLOOD DIST.          WARDENRY DIST. R4</p>

6	5	4	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
25	26	28	27	28	25
31	32	33	34	35	36

CANYON COUNTY,  
IDAHO

## LEGEND

SECTION LINES

PARCEL BOUNDARY

SUBDIVISION BOUNDARY

ADJACENT PARCEL LINE

CANAL CENTER LINE

ROAD R-O-D LINE

CITY BOUNDARY

IRRIGATION DIST. BOUNDY

POSSIBLE AREA

RECENT SURVEY

SECTION CORNER

ADJUTORY SUBDIVISION No. 3

ADJUTORY BLOCK No. 2

ADJUTORY PARCEL No. 6300

ADJACENT PARCEL THE LINE

RAILROADS

U. S. HIGHWAYS

STATE HIGHWAYS

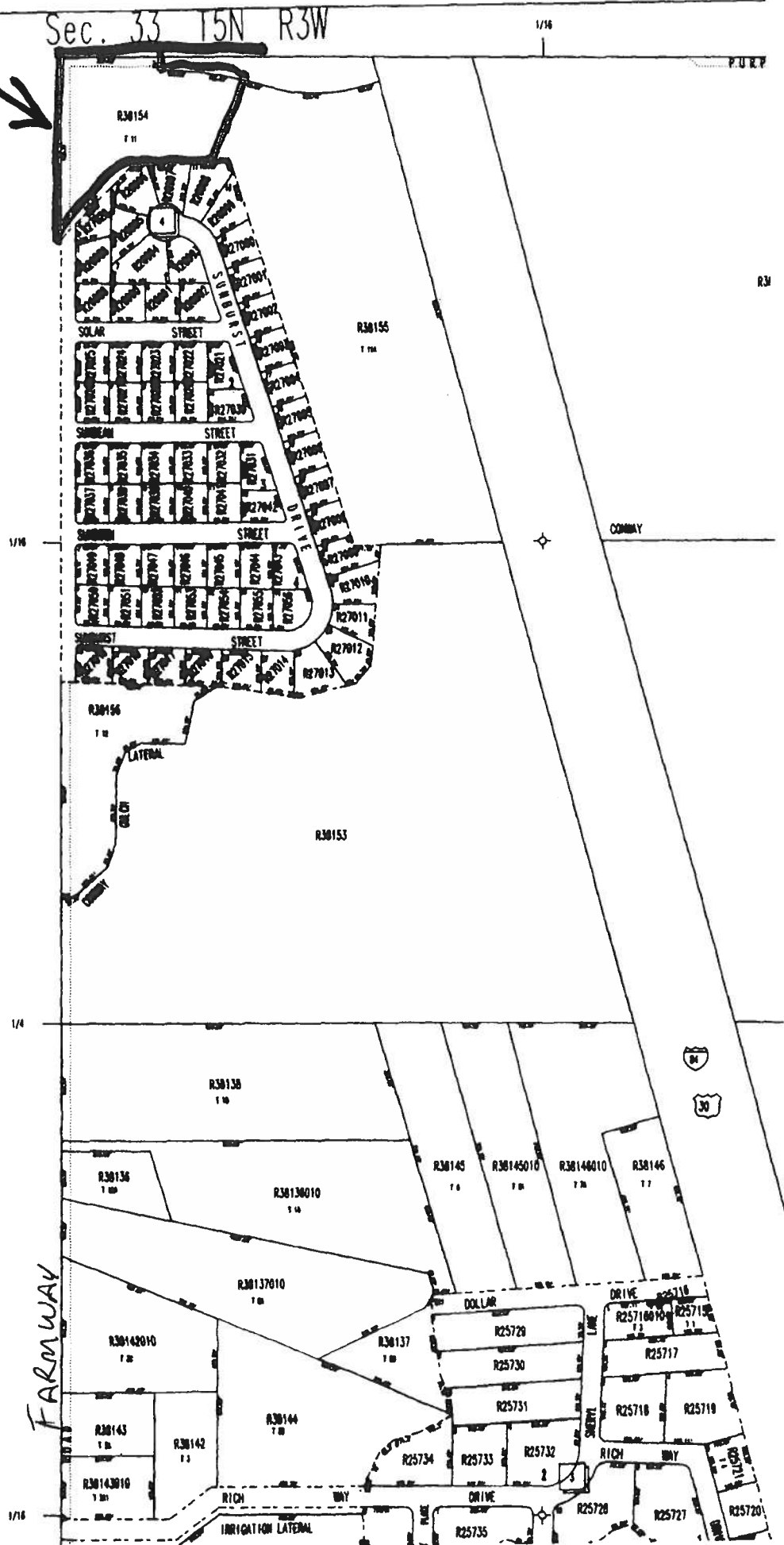
INTERSTATE HIGHWAYS

COUNTY ROADS

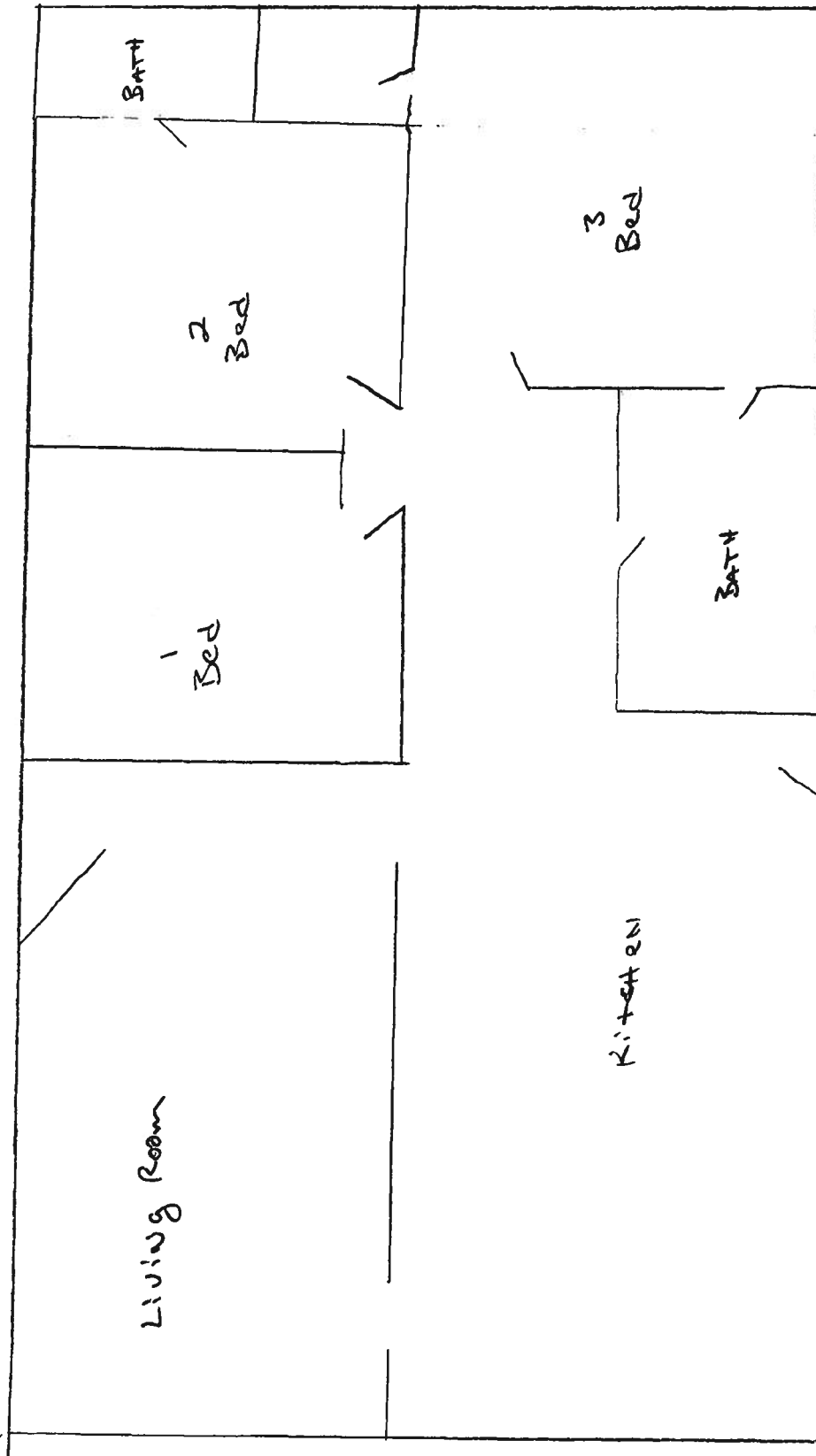
1 GRADISH AGES

2 PUPPLE SAGE ESTATES

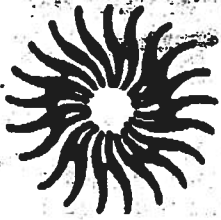
3 RICH SUBDIVISION











# Southwest District Health

920 Main Street  
Caldwell, Idaho 83605  
(208) 455-5400 • FAX (208) 455-5405

For Office Use Only  
Document Number

20501

## INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

Date 5-24-02 Receipt 34-116

Site Eval. or Handling Charge \$100

Septic Permit Fee \_\_\_\_\_

Legal Description F-17 R-30-1st-33

Site Location: 184 to 224 White Cat

at turn & left on Hwy 30, 2 mile

to Purple Sage Rd, turn left 4 mile

corner of Purple Sage & Farmway

Permit Issued \_\_\_\_\_

EHS Signature \_\_\_\_\_ EHS Code 76 Date \_\_\_\_\_

This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit.

This application will expire 12 months from the application date unless renewed. Two renewals are allowed.

Property Owner Shane Olsen

Property Address Farmway

City Caldwell County 14

Phone 585-6059

Applicant Signature [Signature]

☒ New ☐ Replacement Lot Size 5

# of Bedrooms 3 Flow 250 Gal.

Septic Tank 1000 Eff. Area 250 Sq. Ft.

Type Dwelling S Type System A

Soil Texture Classification: A2a

Test Hole Evaluation Results:

8-30"

Drainfield Distance from Adjacent Wells 2100 ft.

Distance to Temporary Surface Water 250 ft.

Distance to Permanent Surface Water 2500 ft.

Static Water Table Depth 210 ft.

Site Evaluation Inspection: \_\_\_\_\_

EHS Signature \_\_\_\_\_ EHS Code \_\_\_\_\_ Date \_\_\_\_\_

Septic Tank 1000 gal. Mfr. 10-1-11

Standpipe \_\_\_\_\_ manhole depth 10-11 ins.

Absorption area: 250 sq. ft.

Dimensions: Width 10 ft. Length 25 ft.

Gravel: 11 yds Depth under pipe 6 ft/in.

Sand: \_\_\_\_\_ yds Well installed X Yes \_\_\_\_\_ No

Depth to pipe 34 ins. Dist. to well 2100 ft.

Licensed installer \_\_\_\_\_

or owner installed X [Signature]

Final EHS Approval \_\_\_\_\_

EHS Signature \_\_\_\_\_ EHS Code \_\_\_\_\_ Date \_\_\_\_\_

Date \_\_\_\_\_

Travel \_\_\_\_\_

Inspect \_\_\_\_\_

EHS Code \_\_\_\_\_

Remarks:

Installation shall comply with all applicable rules, regulations, and standards.

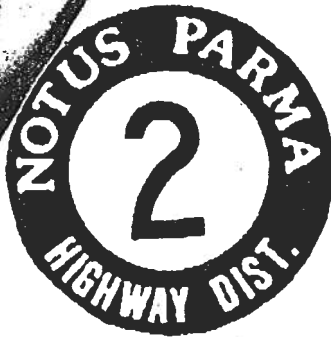
**NOTE:** This is not a building permit, a building permit may be required by the County or City.



095 2:46AM

FROM

P. 1



NOTUS-PARMA HIGHWAY DISTRICT No.2

P. O. Box 719

Parma, Idaho 83660

Telephone 208/722-5343

Fax 208/722-5896

Telefax Transmittal Sheet

Fax # 722-5896

Date 3-27-2003

To Development Services Department

Attention Susan Hunsperger

Fax # 454-6633

Number of pages including cover sheet (1)

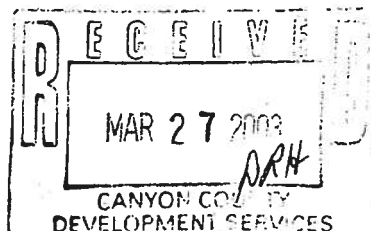
Comments Dear Susan - I met with David Olsen  
and inspected two paved approaches. One approach enters  
Purple Sage Rd and the other approach enters Farmway Rd.  
Both approaches are 20 ft wide with a 20' radius. David  
has met current rd standards for access serving 3 or more  
properties. Thanks for all your help Susan - Call if you  
have any questions - Earl V. Bowman

If unable to receive, please call 208/722-5343.

David J. Olsen

241938 Farmway Rd

Section 33 T-5 North R-3 w/RT



COPY



check # 3684

Canyon County  
Emergency Vehicle Access Turnarounds  
And  
Fire Suppression Water Supply

Applicant:

Date: 3-12-03

Dave Olson  
(Name)

Project Location :

25114 N Middleton Rd  
(Address)

FARMWAY + Purple Sage  
(Approximate Address)

Middleton ID 83644  
(City) (County) (State) (Zip)

(Cross Street Reference)

Phone 85-60579 (hm)

Middleton Rural Fire District

Name of Department Having Jurisdiction

Roads

How many dwellings are accessed from this road? 7  
Are roads serving only 1 or 2 dwellings at least 12 feet wide? yes no/na  
Are roads serving only agricultural buildings at least 12 feet wide? yes no/na  
Are roads serving 3 or more dwellings at least 20 feet wide? yes no/na  
Are there any bridges? (min 70,000 lbs rating & 12 ft wide) yes no/na  
Are curves proper radius? (28ft & 48ft) yes no/na  
Is a turn-around required? (length greater than 150ft) yes no (Note 1)  
If so, is it's design approved? yes no/na (Note 1)  
Is road grade 7% or less? yes no/na

Water Supply

Does the total square footage of the structure exceed 3200 square feet? yes no  
Does the total square footage of the structure exceed 2100 square feet? yes no  
Is there another structure within 50 feet of this structure? yes no  
Is structure sprinklered instead of onsite water? yes no  
Is an onsite water supply required for fire suppression? yes no (Note 1)  
If so, how will it be supplied? (Municipal water / Pumping station / Underground tank)  
(circle one)

Note 1 : These items are determined by enclosure 1. If you are unsure of the answer leave it blank and we will make the determination based on your provided site plan.

Have all required agreements been recorded? yes no

Building permit Proposed Split Approved yes no

(CIRCLE ONE)

Robert Farris  
SIGNATURE

Robert Farris  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

Certificate of Occupancy approved? (Inspection required) yes no

Robert Farris  
SIGNATURE

Robert Farris  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

PLEASE ATTACH A DETAILED SITE PLAN TO THIS DOCUMENT OR IT CAN NOT BE PROCESSED

For wrong road section  
& too old  
DT 11/13/03  
DT 11/26/03  
OK Per Mark Jacobs  
11-28-02 LTR



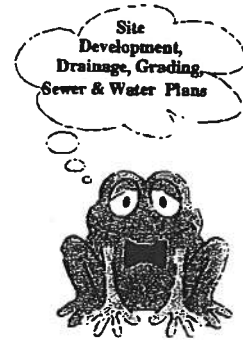
<b>CANYON COUNTY ASSESSOR</b> MANUFACTURED HOUSING DEPT. 1115 Albany St. Rm. 343 Caldwell, ID 83605 (208) 454-7447				<b>MANUFACTURED HOUSING AD VALOREM FORM</b>	
DATE: <u>4/2/03</u>		STICKER #: <u>T72P44</u>		REAL ACCT #: <u>R36545-00</u>	
MODEL: <u>Titan</u>		YEAR: <u>1979</u>		ID #: <u>40713153-77</u>	
SIZE: <u>23x52</u>		TITLE TRANS <input checked="" type="checkbox"/> ADD/DELETE NAME		NOT MOVING <input checked="" type="checkbox"/> IN/OUT COUNTY MOVE	
REPO/SPECIAL		DEALER INVENTORY		TRADE-IN	
<b>OWNERSHIP STATUS</b>			<b>LOCATION STATUS</b>		
FROM: (SELLER) <u>Mr. &amp; Mrs. Cecil G. Tyler, Susan H. Tyler, Realtors H</u>			PRESENT: SEC <u>18</u> TWN <u>3N</u> RGE <u>1E</u> QTR <u>N1/4</u>		
MAILING ADDRESS: <u>3715 E Orchard Ave</u> <u>Boise ID 83607</u>			MH PARK or SUB		
			SP# or LOT & BLK		
			CITY, COUNTY, STATE <u>Boise, ID, ID</u>		
TO: (BUYER) <u>Mr. &amp; Mrs. David J. ...</u>			DESTINATION: SEC <u>18</u> TWN <u>3N</u> RGE <u>1E</u> QTR <u>N1/4</u>		
MAILING ADDRESS: <u>3714 N. ...</u>			MH PARK or SUB		
			SP# or LOT & BLK		
			CITY, COUNTY, STATE <u>Boise, ID, ID</u>		
			REAL ACCT# <u>R36545</u>		
			LAND OWNER		
			SITE ST or RD		
			CODE AREA <u>144-60</u> PHONE #		
			P & Z APPROVAL YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
			Purchase Amount \$		
			Date:		
			MH only		
			With Land		
			Keep MH Imps		
			Delete MH Imps		
REMARKS: <u>Hope to sell for 2004, 1600 sq ft lot to United States Chain</u> <u>3714 N 11th St, Boise, ID 83607</u>					
<b>PLEASE COMPLETE FORM WITHIN 30 DAYS OF ISSUE DATE</b>					
Property Taxes in Arrears? (YES) or (NO)				Amount \$ <u>0</u>	
<u>YES</u> Prepaid Property Taxes for Current Year <u>2003</u>				Amount \$ <u>104.76</u>	
Homeowners Exemption: <u>y</u>				<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>CODE AREA</b>  <u>144-60</u> </div>	
Circuit Breaker: Total <u>y</u>					
Improvement Value: <u>1200</u>					
Manufactured Home Value: <u>14700</u>				CANYON COUNTY TAXES PAID <input checked="" type="checkbox"/> H <input type="checkbox"/> P <input type="checkbox"/> DATE <u>4-11-03</u>	
TOTAL ADJUSTED VALUE AFTER EXEMPTIONS: \$ <u>7700</u>					
AGENT BUYER DEALER OWNER SELLER				DEPUTY ASSESSOR	
<u>[Signature]</u>				<u>[Signature]</u>	

Taxes paid for Lot 5

WHITE - Assessor      YELLOW - Treasurer      PINK - Buyer/Seller      GOLDEN ROD - Mover



*Keith Jacobs Engineering*  
*Professional Civil Engineer*



March 9, 2003

COPY

Mr. Dave Olson  
25114 North Middleton Road  
Middleton, Idaho 83606

Re: Private Road

Dear Mr. Olson,

This letter is to confirm that the private road construction at the southeast corner of Purple Sage and Farmway Roads meets the minimum requirements for a private road exceeding one hundred fifty feet in length.

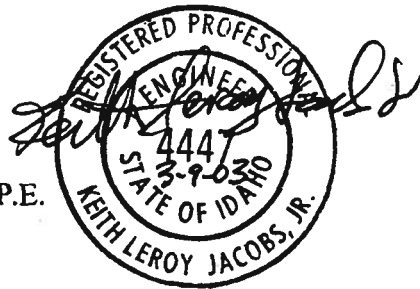
The road was found to have at least six and one-half inches (6.5") of three-quarter inch (3/4") gravel. The finished roadway is a minimum of twenty-feet wide. The turn around is a "T" turn-a-round with two sixty-foot long legs.

This observation was made on March 7, 2003.

If you have any question or need other services, please call 939-2093 or 608-0107.

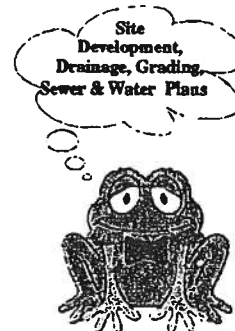
Sincerely,

Keith L. Jacobs, P.E.  
Owner





*Keith Jacobs Engineering*  
*Professional Civil Engineer*



November 18, 2003

Mr. Dave Olson  
25114 North Middleton Road  
Middleton, Idaho 83606

Re: Private Road

Dear Mr. Olson,

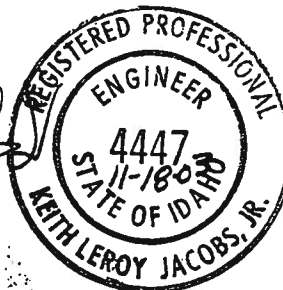
This letter is to confirm that the private road construction referenced in my letter of March 9, 2003 is that shown on the attached site plan dated 11-18-03. I modified the site plan, provided by Mr. Dan Hunter, Canyon County P & Z, to reflect what I seen in the field last March.

This should clear up any misunderstandings.

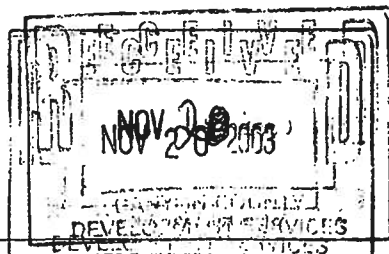
If you have any question or need other services, please call 939-2093 or 608-0107.

Sincerely,

*Keith L. Jacobs*  
Keith L. Jacobs, P.E.  
Owner



cc: Dan Hunter, Canyon County P & Z



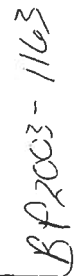
324 AMANITA ST \* EAGLE, ID 83616  
PHONE 208/9392093 \* FAX 208/9396029



## SYMBOLS:

**LINETYPES:**

**ABBREVIATIONS:**

[illegible]

TURN-A-ROUND MODIFY BY KEITH JACOBS. 11-12-03





Canyon County Development Services Department  
Building Division 1115 Albany, Caldwell ID. 83605  
Phone (208) 454-7460 Fax (208) 454-6633 www.Canyoncounty.org/dsd

Permit # 2003-1163

Office Copy

## MANUFACTURED HOME/MOBILE HOME BUILDING PERMIT APPLICATION

Date: 11-13 2003  
Owner: DAVID J OLSEN Phone 585-0059 Cell \_\_\_\_\_  
Address: 25114 N Middleton Rd City Middleton Zip 83644  
Applicant: SAME Phone \_\_\_\_\_ Cell \_\_\_\_\_  
Applicant Address: SAME City \_\_\_\_\_ Zip \_\_\_\_\_

Site Address: 24938 #5 City Caldwell Zip 83605  
Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ -or- Sec. 33 T 5N R 3W

Home Manufacturer: 1979 TITAN Year Built 1979 Value \$ 6,000.01  
Number of Transportable Sections: 23 Width 50 Length 1150 Sq. Ft. Living \_\_\_\_\_  
New \_\_\_\_\_ or move-on TWO

Check below:

- ☒ Standard Set (with skirting using metal, vinyl or wood)
- ☐ Permanent Foundation Set (using concrete, masonry or pressure treated wood 24" below grade)
- ☐ Attached Garage \_\_\_\_\_ or basement \_\_\_\_\_ (furnish construction drawings)
- ☐ Covered Patio \_\_\_\_\_ raised deck > 30" \_\_\_\_\_ or carport \_\_\_\_\_ (furnish construction drawings)
- ☐ Home is to be declared as real property

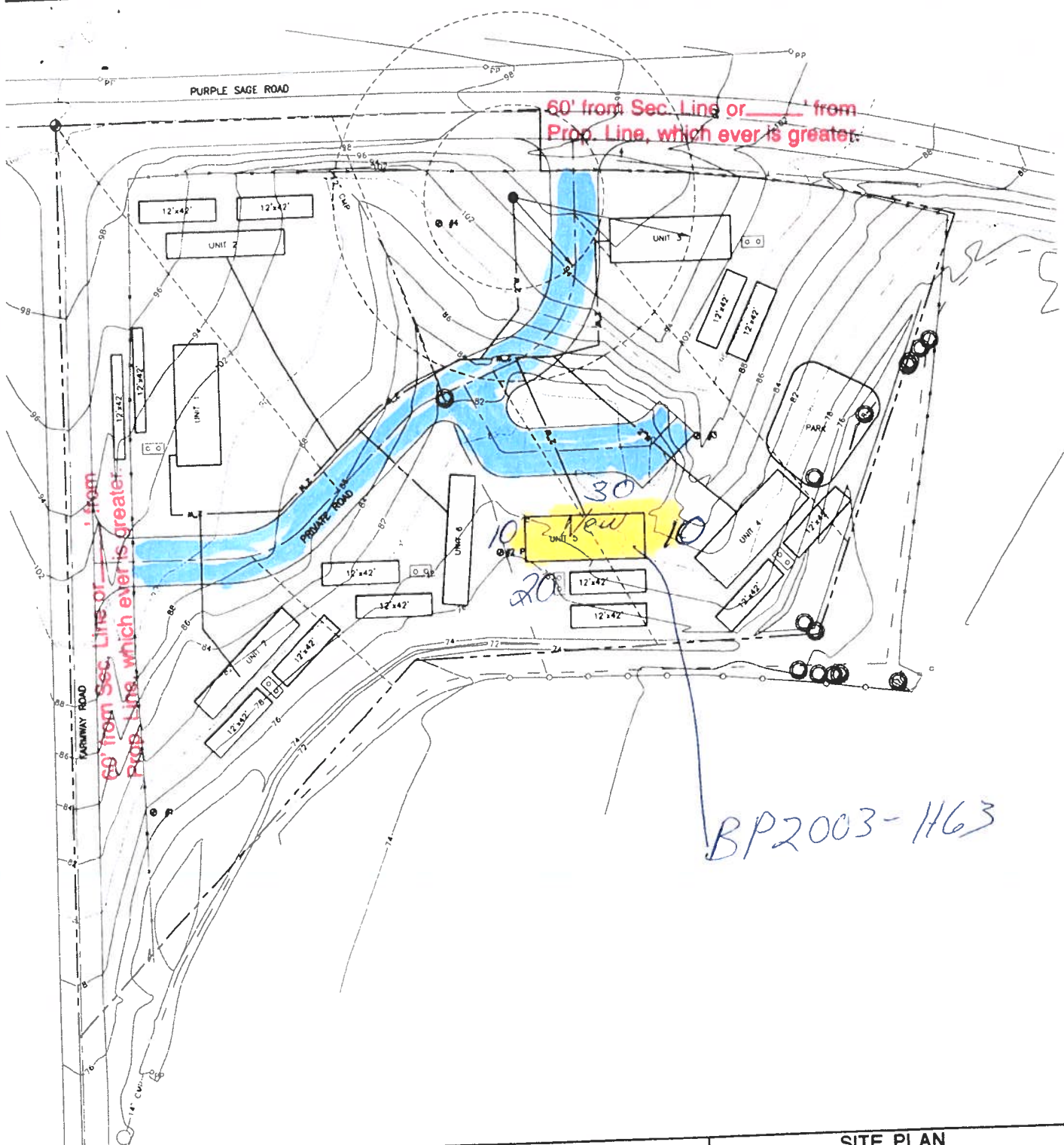
### Required Inspections:

- ☒ Setback: For installations with Standard Set call for inspection after four (4) corners are staked.
- ☐ Footing/setback: For installations with Permanent Foundation Set call after forms are set.
- ☒ Final Inspection:

1. House set and tie-downs installed.
2. Beam and marriage line supports installed.
3. Foundation vents installed.
4. Ground cover/vapor barrier installed. Black 6 mill (.006)
5. Landing, steps and handrail installed.
6. Perimeter skirting installed. (if applicable)
7. Access to crawl space with cover installed.
8. Site grading away from foundation or skirting. Five percent (5%) horizontally req.
9. Heat tape and pipe insulation installed.
10. Heating duct supported above ground-all elbows and joints sealed. R-8 insulation req.
11. Wood stove and gas fireplaces inspected if installed after leaving factory.
12. Two exits maintained from home.
13. Attached 6" height address numbers in contrasting color to front of house.
14. Septic, water, and electric service connected to house.
15. Electric and plumbing inspections approved and posted by state inspectors.
16. Dryer vent exhausted to outside with back-draft damper.
17. Condensation drains to terminate outside of crawl space.

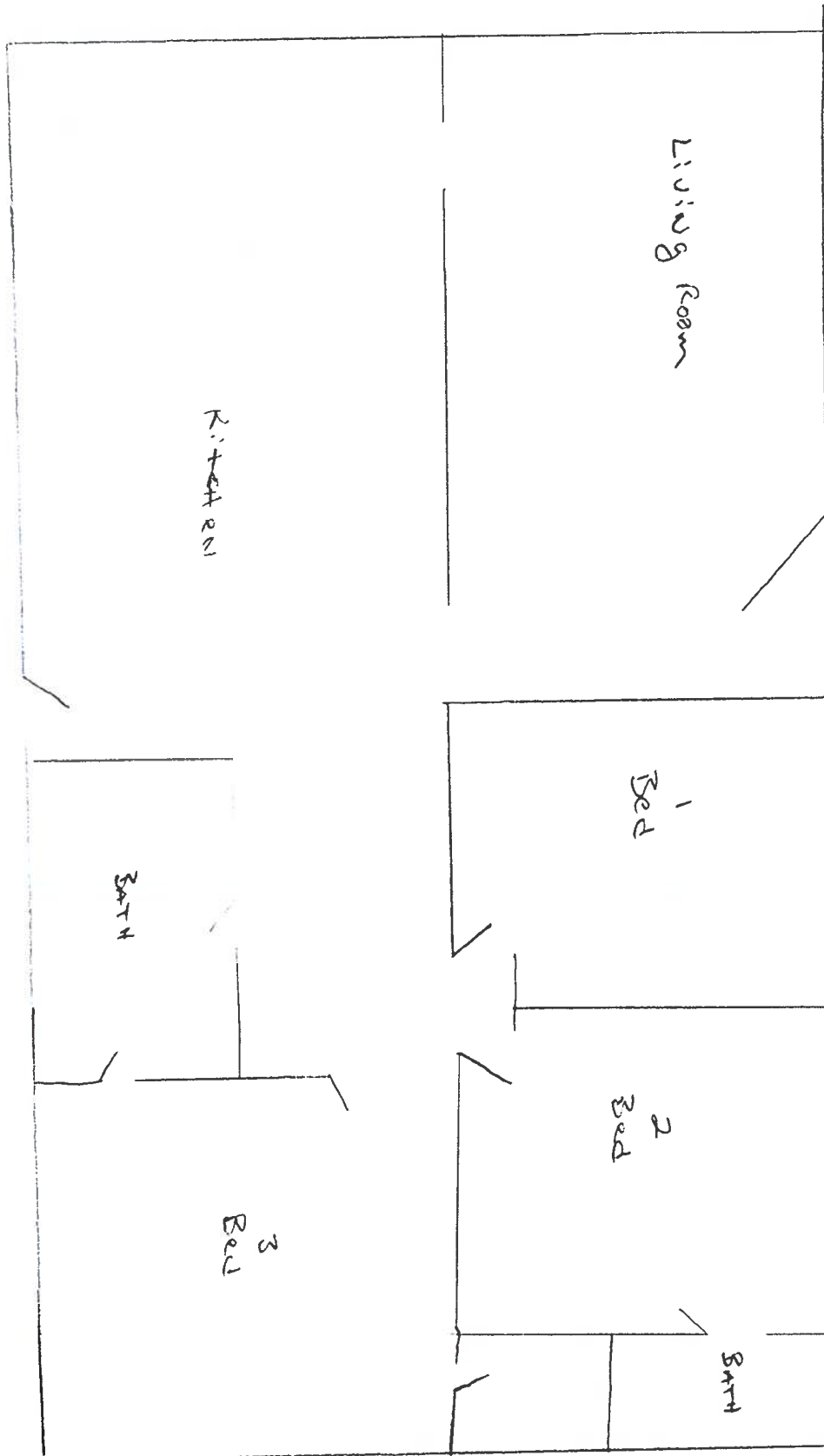






4	<b>PROPOSED MANUFACTURED HOME PARK</b>	 <b>LEAVITT &amp; ASSOCIATES ENGINEERS, INC.</b> STRUCTURAL • CIVIL SURVEYING	<b>SITE PLAN DAVE OLSEN'S MANUFACTURED HOME PARK</b>	
			DAVE OLSEN 01180.001	SITE PLAN.dwg 1







# BUILDING PERMIT

CANYON COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



Issued:  
12/4/2003

Permit Number:  
BP2003-1163  
Page 1 of 1

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

### Owner

Name: David Olsen  
Middleton, ID 83644  
Phone: 208-585-6059

### Parcel

Address: 24938 SP. #5 Farmway Road  
Caldwell, ID 83607  
Parcel #: R38154(5)  
Sec: 33 Twn: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Contractor

Type: Applicant  
Company: SELF  
Address:  
Phone: NA  
Cellular: NA

### Applicant

DAVID OLSEN  
Phone: 208-585-6059  
PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: \$6,000.00  
Proj. Type: Move On  
OCC Type: MFG Home  
OCC Group: R-3  
Item No: D/S Miscellaneous  
CNST Type: VE  
Code Edition: Idaho Mfg. Install Standards  
OCC Load:

### SQ FT

1st Floor:	1150	Porches:
2nd Floor:		Patio:
Bonus Room:		Deck:
Basement:		Other:
Garage:		Total Area:
		1150

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks  
1979 Titan DW on standard set w/skirting.

### Conditions

- Condition Date: Condition:  
11/13/2003 Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.
- Condition Date: Condition:  
11/13/2003 Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.
- Condition Date: Condition:  
11/13/2003 Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

### IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460

Inspection Request: It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information.  
1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: *[Signature]* DATE: 12-3-03  
SIGNATURE OF BUILDING OFFICIAL/INSPECTOR: *[Signature]* RECEIVED BY: *[Signature]* 12-4-03

Address:

24938 Farmway Rd. Sp. #5, CA



2003-1163

CANYON COUNTY BUILDING DEPARTMENT  
PROJECT INFORMATION & APPROVAL

380

11/13/03

Owner/ CONTRACTOR: David Olsen CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_

DESIGNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_ LIC# \_\_\_\_\_

ENGINEER: \_\_\_\_\_ CONTACT: \_\_\_\_\_ LIC# \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_

	ITEM NO. <u>0/5</u>	ITEM NO. _____
PROJECT TYPE:	<u>Move-on</u>	
CONSTRUCTION TYPE:	<u>VB</u>	
OCCUPANCY TYPE:	<u>Mfg. Home</u>	
OCCUPANCY GROUP:	<u>R3</u>	
OCCUPANCY LOAD:		

PROJECT NOTES - F 30-S10-R20

SETBACKS: \_\_\_\_\_

DESCRIPTION: 1479 Titan DW on  
standard set w/ skirting.

MH on site already.  
hauled fees

SQUARE FOOT -		
1ST FLOOR	<u>1150</u>	
2ND FLOOR		
TOTAL		
BASEMENT		
GARAGE/STORAGE		
OTHER		

VALUE: \$6,000.00

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLAN CHECK APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



# Inspection Request

Canyon County.  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued:

Permit Number:  
BP2003-1183

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE Page 1 of 1

Address:

## Owner

Name: David Olsen  
Middleton, ID 83644

Phone:  
208-585-  
6059

## Parcel

Address: 24938 SP. #5 Farmway Road  
Caldwell, ID 83607

Zone: A

Parcel #: R38154(5)

Sec: 33 Twn: 5N Range: 3W Qtr:

Lot(s):

Sub:

Block:

## Contractor

Type: Applicant  
Company: SELF  
Address:

Phone:  
NA  
Cellular:  
NA

## Applicant

DAVID OLSEN

Phone:  
208-585-6059

PO BOX 711  
Middleton, ID 83644

## Project Info

Proj. Value: \$8,000.00 CNST Type: VB  
Proj. Type: Move On Code Edition: Idaho Mfgh  
OCC Type: MFG Home Install  
OCC Group: R-3 Standards  
Item No: O/S Miscellaneous OCC Load:

## SQ FT

1st Floor:	1150	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area: 1150

## Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks

1979 Titan DW on standard set w/skirting.

## Conditions

- Condition Date: Condition:  
11/13/2003 Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.
- Condition Date: Condition:  
11/13/2003 Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.
- Condition Date: Condition:  
11/13/2003 Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

*Call when ready*

*David 585-6059 2:00*

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☒ *Setbacks/Setup*

Date Request was Received:

Date Inspection Needed:

*12-5-03*

## Comments / Corrections

- 1) Setbacks OK
- 2) Need skirting opened up to check setup
- 3) Need rear landing & stairs set for compliance.
- 4) Check dirt grade
- 5) Front deck needs compliant guardrail, handrail & stairs

Inspector (Print):

Date Inspection Made:

*12-5-03*



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



Issued: 1/7/2004

Permit Number:  
BP2003-1163

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Address:

### Owner

### Contractor

Type: Applicant  
Company: SELF  
Address:

Phone: NA  
Cellular: NA

### Parcel

Address: 24938 SP. #6 Farmway Road Zone: A  
Caldwell, ID 83607  
Parcel #: R38154(5)  
Sec: 33 Tam: 5N Range: 3W Qtr: Lot(s):  
Sub: Block:

### Applicant

DAVID OLSEN Phone: 208-585-8059  
PO BOX 711  
Middleton, ID 83644

### Project Info

Proj. Value: \$8,000.00 CNST Type: VB  
Proj. Type: Move On Code Edition: Idaho Mfgh  
OCC Type: MFG Home Install  
OCC Group: R-3 Standards  
Item No: O/S Miscellaneous OCC Load:

### SQ FT

1st Floor:	1150	Porches:
2nd Floor:		Patios:
Bonus Room:		Decks:
Basement:		Other:
Garage:		Total Area:
		1150

### Project Notes:

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks  
1979 Titan DW on standard set w/skirting.

### Conditions

- Condition Date: Condition:  
11/13/2003 Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.
- Condition Date: Condition:  
11/13/2003 Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection. - in the file.
- Condition Date: Condition:  
11/13/2003 Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐ Noon

Date Request was Received:

Date Inspection Needed: 01

Comments / Corrections Dave 863-3652

1. Note corrections done from last inspection still.

Please call Keith - 880-3961

Inspector (Print): Keith Wright

Date Inspection Made: 1-8-03



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell, ID 83605



## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Address:

24938 SP. #5 Farmway Road

Inspection #: INSP2004-678

Request Date: 2/9/2004

Permit #: BP2003-1163

Contractor: SELF  
Applicant: DAVID OLSEN  
PO BOX 711  
Middleton, ID 83644

Parcel #: R38154(5)

Address: 24938 SP. #5 Farmway Road  
Caldwell, ID 83607

Proj. Type: Move On  
OCC. Group: R-3  
OCC Type: MFG Home  
Item No: 0/S Miscellaneous

CNST Type: VB  
OCC Load:  
Auto Sprinkler: No  
Code Edition: Idaho Mfg 1

Sec: 33 Twn: 5N Range: 3W Qtr: Zoning: A

Subdivision: Lot(s): Block:

1st Floor: 1150  
2nd Floor:  
Bonus Room:  
Basement:  
Garage:

Porches:  
Patios:  
Decks:  
Other:

Requestor: dave  
Phone: 863-3852  
Inspt. Needed: 2/9/2004  
Time of Day: PM  
Time:

### Project Notes:

1/4 SEC. Line: N/A Sec. Line: 60 Feet

1979 Titan DW on standard set w/skirting.

1 ch. org. 2003

Inspection Type:

Re  
Final

Inspector: Chuck Johnson

Passed? ☐

### Inspection Checklist:

- ☐ Building
- ☐ Landings
- ☐ Smoke Detectors
- ☐ Mechanical/Heating
- ☐ House Numbers



Footings ☐ Framing ☐ Energy ☐ Mechanical ☐ Drywall ☐ Final ☒ Other ☐

Date Request Received: ☐ Date Inspection Needed: 2-9-04

Plumbing final insp. ☐

Comments / Corrections

Inspector (Print):

Date Inspection Made: 2-9-04



# RESIDENTIAL CERTIFICATE OF OCCUPANCY CANYON COUNTY



Issued: 1/8/2004

Permit #: BP2003-1163

cccto2.SRW

**Owner:**

David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone: 208-585-6059  
Cellular:

**Parcel:**

24938 SP. #5 Farmway Road  
Caldwell, ID 83607  
Parcel R38154(5)  
Sec 33 Twn 5N Range 3W  
Sub  
Lot(s) Block

**Project Info:**

Prj Value: \$6,000.00  
Item No:  
Prj Type: Move On  
Occ Type: MFG Home  
Auto Sprinkler: No

Occ Group: R-3  
Occ Load:  
Cnstr Type: VB  
Land Use: A  
Code Edition: Idaho Mfg Install Standards

**Project Notes:**

County Setbacks Front: 30 Side: 10 Rear: 20  
City Setbacks Front: Side: Rear:  
1979 Titan DW on standard set w/skirting.

**OCCUPANCY STATEMENT AND REQUIREMENTS**

This structure or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use.

This structure or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use.

The issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

*Chuck Wilson* 2-7-04  
BUILDING OFFICIAL/INSPECTOR





permint.rtm  
11/17/03

www.canyoncounty.org/dsd

**Canyon County**  
**Development Services Department**  
**Certificate of Zoning Compliance/Permit**

Zoning 454-7458

Building 454-7460

**Tracking Number: BP2004-142**

**Exhibit 8g**

Printed: 2/27/2004

Page 1 of 3

BP 2004-142

Issued  
3-3-04  
(Signature)

**Parcel Number: R38154(2)**

**Permit Is For: MH Single Wide**

Section: 33

Township: 5N

Range: 3W

1/4 Section NW

Acreage of Parcel:

**County Zone: A**

City Impact Area: NO

**Flood Hazard Zone/Use:**

**Site Address: 24938 SP.2 FARMWAY ROAD**  
Caldwell, ID 83607

Address Assigned By City Of:

**Subdivision:**

Lot:

Block:

**Land Use Case #: CU2002-42**

**SCANNED**  
Initial MA Date: 4-30-07

**County Set Backs:** ☐

Front: 30

Side: 10

Rear: 20

**City Set Backs:** ☐

Front:

Side:

Rear:

**Sec Line: 60 Feet**

**1/4 Sec Line: 60 Feet**

# of Perm Residence:

# of Temp Residence:

**Applicant: David Olsen**  
Address: PO BOX 711  
Middleton, ID 83644

**Applicant Role: Owner**  
Cellular:  
Voice: 208-585-6059

**Property Owner: David Olsen**  
Address: PO BOX 711  
Middleton, ID 83644

Cellular:  
Voice: 208-585-6059

**Contractors: SAME AS OWNER**  
Address:

Cellular:  
Voice:

Primary? ☐

**App Accepted By: Craig Wolford**

Filing Date: 2/27/2004

**Status: Pending**

On Hold By:

**Comments: Conversion of BP2003-284 (Storage to a inhabited MH)**

**Exhibit 8g - 1**

BP 2004-142





# Canyon County

Printed: 2/27/2004

## Development Services Department

Page 2 of 3

### Certificate of Zoning Compliance/Permit

permint.rtm  
11/17/03

Zoning 454-7458

Building 454-7460

www.canyoncounty.org/dsd

**Tracking Number: BP2004-142**

#### Required Documentation: Received:

- |                                     |                          |                                     |
|-------------------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Legal Description        | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Building / Site Plans(2) | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | RES Check                | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | SWDH Permit              | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Hwy Dist/IDT Permit      | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Fire Dist Permit         | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | MH Application           | <input checked="" type="checkbox"/> |

#### Required Documentation: Received:

- |                                     |                            |                                     |
|-------------------------------------|----------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Ad Valorem / Pre 76 Rehab  | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | MH Temp Res Permit         | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Easement & Maint Agreement | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | Property Research          | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | Road Frontage              | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Development Permit         | <input type="checkbox"/>            |
| <input type="checkbox"/>            | Elevation Certificate      | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | Bonding/ARCA               | <input checked="" type="checkbox"/> |

#### Special Conditions:

**Conversion of BP2003-284 (Storage to Residence). MH has been rehabilitated.**

**Condition:** Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.

#### Fees and Receipts:

Number	Description	Amount
FEE2004-526	ZONING COMPLIANCE	\$40.00
FEE2004-527	BLD Other MH Installation SW	\$100.00
<b>Total Fees:</b>		<b>\$140.00</b>

**Total Receipts: \$0.00**

This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not begun with three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges that any nuisance complaints regarding agricultural activity may be limited by the Idaho right to farm laws.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.





Canyon County  
Development Services Department  
Certificate of Zoning Compliance/Permit

Printed: 2/27/2004

Page 3 of 3

permint.rtm  
11/17/03

Zoning 454-7458

Building 454-7460

[www.canyoncounty.org/dsd](http://www.canyoncounty.org/dsd)

Tracking Number: BP2004-142

Applicants Signature: \_\_\_\_\_

Date: 2-27-04

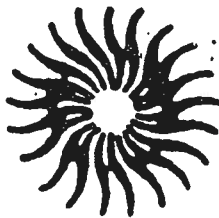
DSD Staff Accepting Application: \_\_\_\_\_

Date: 2-27-04

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_





# Southwest District Health

920 Main Street  
Caldwell, Idaho 83605  
(208) 455-5400 • FAX (208) 455-5405

For Office Use Only  
Document Number 20503

⊗ well

Date 5-24-02 Receipt 60514  
36373

Site Eval. or Handling Charge 100

Septic Permit Fee  
Legal Description Dave Olsen manufactured home Park  
754 R 30 Sec 33

Site Location: E 84 to Middleton exit.  
Right turn & left on Hwy 30, 2 miles  
to Purple Sage turn left 1/4 miles  
corner of Purple Sage & Farmway

## INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

161933

Property Owner Dave Olsen  
Property Address Farmway  
City Caldwell County 14  
Phone 585-6059  
Applicant Signature Dave Olsen

☒ New ☐ Replacement Lot Size .5  
# of Bedrooms 3 Flow 250 Gal.  
Septic Tank 1000 Eff. Area 250 Sq. Ft.  
Type Dwelling S Type System D  
Soil Texture Classification: A2a

### Test Hole Evaluation Results:

0-6" top soil/root zone  
6"-2'8" B<sub>2</sub> silty loam w/ gravel  
2'8"-40" cemented (tightly) gravel + sand  
40"-46" cemented nodules + sand  
46"-10' sand (fine, coarse, med. nod mix)

Date Salyers (installer)

Drainfield Distance from Adjacent Wells >100 ft.  
Distance to Temporary Surface Water >50 ft.  
Distance to Permanent Surface Water >300 ft.  
Static Water Table Depth >10 ft.

### Site Evaluation Inspection:

EHS Signature [Signature] EHS Code 76 Date 3-13-03

Septic Tank 1000 gal. Mfr. Pre Cast  
Standpipe - manhole depth 20" ins.  
Absorption area: 252 sq. ft.  
Dimensions: Width 6 ft. Length 42 ft.  
Gravel: 10 yds Depth under pipe 6 ft (in)  
Sand: - yds Well installed X Yes No  
Depth to pipe 36 ins. Dist. to well >100 ft.

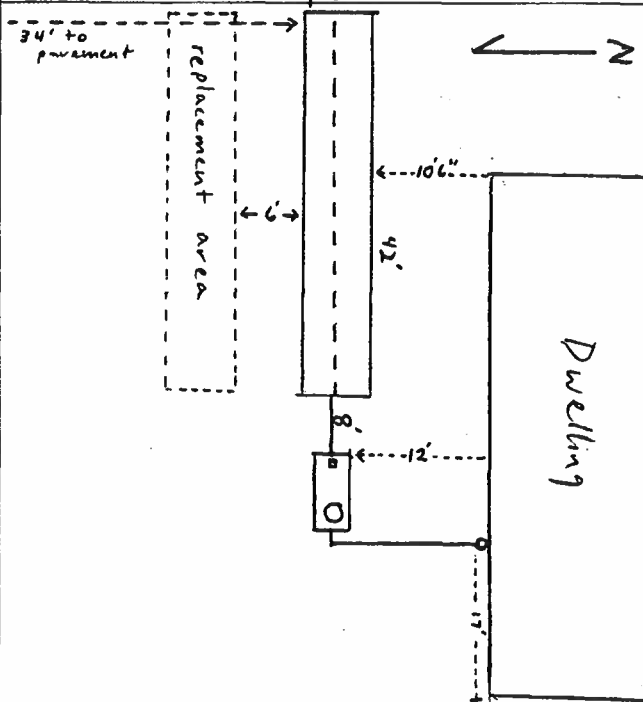
Licensed installer X or owner installed [Signature]  
Final EHS Approval [Signature] #28443 Date Salyers

EHS Signature [Signature] EHS Code 76 Date 4-7-03

Date	3-13-03	4-7-03	
Travel	30	30	
Inspect	30	30	
EHS Code	76	76	

Permit Issued  
EHS Signature [Signature] EHS Code 76 Date 3-13-03

This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit.  
This application will expire 12 months from the application date unless renewed. Two renewals are allowed.



### Remarks:

APR 08 2003

Installation shall comply with all applicable rules, regulations, and standards.

**NOTE:** This is not a building permit, a building permit may be required by the County or City.



check # 3684

Canyon County  
Emergency Vehicle Access Turnarounds  
And  
Fire Suppression Water Supply

Applicant:

Date: 3-12-03

Dave Olson  
(Name)

Project Location :

25114 N Middleton Rd  
(Address)

FARMWAY + Purple Sage  
(Approximate Address)

Middleton ID 83644  
(City) (County) (State) (Zip)

(Cross Street Reference)

Phone: 85-6059 (wk) (hm)

Middleton Rural Fire District

Name of Department Having Jurisdiction

Roads

How many dwellings are accessed from this road? 7  
Are roads serving only 1 or 2 dwellings at least 12 feet wide? yes no/na  
Are roads serving only agricultural buildings at least 12 feet wide? yes no/na  
Are roads serving 3 or more dwellings at least 20 feet wide? yes no/na  
Are there any bridges? (min 70,000 lbs rating & 12 ft wide) yes no/na  
Are curves proper radius? (28ft & 48ft) yes no/na  
Is a turn-around required? (length greater than 150ft) yes no (Note 1)  
If so, is it's design approved? yes no/na (Note 1)  
Is road grade 7% or less? yes no/na

Water Supply

Does the total square footage of the structure exceed 3200 square feet? yes no  
Does the total square footage of the structure exceed 2100 square feet? yes no  
Is there another structure within 50 feet of this structure? yes no  
Is structure sprinklered instead of onsite water? yes no  
Is an onsite water supply required for fire suppression? yes no (Note 1)  
If so, how will it be supplied? (Municipal water / Pumping station / Underground tank)  
(circle one)

Note 1: These items are determined by enclosure 1. If you are unsure of the answer leave it blank and we will make the determination based on your provided site plan.

Have all required agreements been recorded? yes no

Building permit / Proposed Split Approved yes no

(CIRCLE ONE)

Robert FARRIS  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

Certificate of Occupancy approved? (Inspection required) yes no

Robert FARRIS  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

PLEASE ATTACH A DETAILED SITE PLAN TO THIS DOCUMENT OR IT CAN NOT BE PROCESSED!



DIVISION OF BUILDING SAFETY  
MANUFACTURED HOUSING SECTION

XXXXXX  
BOISE, ID 83720-XXXX  
(208) 334-3896

1090 E Watertower  
Meridian, ID 83642

FOR DIVISION USE ONLY	
Compliance Certificate Issued	
By: <u>[Signature]</u>	
Title: <u>Branch Chief</u>	
Date: <u>1/30/04</u>	<u>11518</u>

## MOBILE HOME REHABILITATION CHECKLIST -- COMPLIANCE CERTIFICATE (TITLE 44 CHAPTER 25 IDAHO CODE)

These rehabilitation/testing requirements are applicable only to non-HUD mobile homes manufactured prior to June 15, 1976. Separate permits and inspections are required for any repairs made to plumbing or electrical systems. Additional permits may be required by the local authority having jurisdiction in order to do any work or make any repairs on the mobile home not involving plumbing or electrical systems. You should check with your local building department to determine the need for permits and inspections before initiating any repair work or before installing your mobile home at a new site.

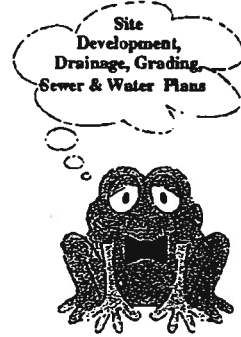
The undersigned installer/service company representatives, electrical or plumbing contractors attest and verify that rehabilitative repairs and testing have been completed in accordance with Title 44 - Chapter 25 Idaho Code:

<input checked="" type="checkbox"/> Smoke Detection	<u>Tuttle Construction Co Inc</u> Licensed Installer/Service Co. Representative	<u>SCR 202</u> Installer/Service Co. License #	<u>1/30/04</u> Date
<input checked="" type="checkbox"/> Egress Windows/Exterior Exit Doors From All Sleeping Areas	<u>Tuttle Construction Co Inc</u> Licensed Installer/Service Co. Representative	<u>SCR 202</u> Installer/Service Co. License #	<u>1/30/04</u> Date
<input checked="" type="checkbox"/> Fire Protection of Gas Water Heater/ Furnace Compartments	Home is equipped with gas water heater or furnace. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Verified or Repaired By	<u>Tuttle Construction Co Inc</u> Licensed Installer/Service Co. Representative	<u>SCR 202</u> Installer/Service Co. License #	<u>1/30/04</u> Date
<input checked="" type="checkbox"/> Gas System Testing/Repairs	Home has gas appliances. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, Testing Performed By	<u>IDAHO HTG &amp; A/C</u> Licensed Installer/Srvc Co.	<u>9/10/03</u> License	<u>9/12/03</u> Date
Repairs (If Required) Made By	<u>IDAHO HTG &amp; A/C</u> Licensed Electrical Contractor	<u>15189</u> License #	<u>9/10/03</u> Date
<input checked="" type="checkbox"/> Electrical Testing Systems Performed By	<u>IDAHO HTG &amp; A/C</u> Licensed Electrical Contractor	<u>15189</u> License #	<u>9/10/03</u> Date
Repairs (If Required) Made By	<u>IDAHO HTG &amp; A/C</u> Licensed Electrical Contractor	<u>15189</u> License #	<u>9/10/03</u> Date
<input checked="" type="checkbox"/> Water/DWV System Test Performed By	<u>Martin Roberts</u> Licensed Plumbing Contractor	<u>J10657</u> License #	<u>1-30-04</u> Date
Repairs (If Required) Made By	<u>Drake Mechanical, Inc</u> Licensed Plumbing Contractor	<u>C 493</u> License #	<u>1-30-04</u> Date

HOMEOWNER: <u>David Olson</u>	HOME SERIAL NO: <u>52878</u>
HOMEOWNER BUSINESS TELEPHONE: _____	
HOMEOWNER BUSINESS ADDRESS: _____	
LOCATION OF HOME AT TIME OF REHABILITATION/TESTING: <u>24938 #2 Farmway Rd Culbert</u>	



*Keith Jacobs Engineering*  
*Professional Civil Engineer*



March 9, 2003

Mr. Dave Olson  
25114 North Middleton Road  
Middleton, Idaho 83606

Re: Private Road

Dear Mr. Olson,

This letter is to confirm that the private road construction at the southeast corner of Purple Sage and Farmway Roads meets the minimum requirements for a private road exceeding one hundred fifty feet in length.

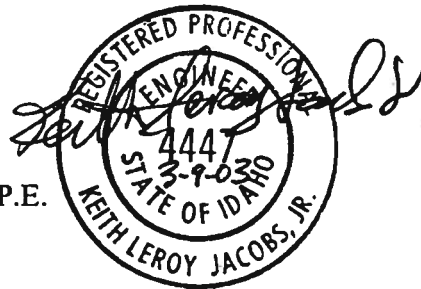
The road was found to have at least six and one-half inches (6.5") of three-quarter inch (3/4") gravel. The finished roadway is a minimum of twenty-feet wide. The turn around is a "T" turn-a-round with two sixty-foot long legs.

This observation was made on March 7, 2003.

If you have any question or need other services, please call 939-2093 or 608-0107.

Sincerely,

Keith L. Jacobs, P.E.  
Owner





<b>CANYON COUNTY ASSESSOR</b> MANUFACTURED HOUSING DEPT. 1115 Albany St. Rm. 343 Caldwell, ID 83605 (208) 454-7447			<b>MANUFACTURED HOUSING AD VALOREM FORM</b>		
DATE: 3/20/02	STICKER #: T73293	REAL ACCT #: R35369	TITLE #: 141737		
MODEL: Kit	YEAR: 1971	SIZE: 12 X 62	ID #: CGAGXFKCDD.S2P21		
TITLE TRANS REPO/SPECIAL		ADD/DELETE NAME DEALER INVENTORY		NOT MOVING TRADE-IN	
				IN/OUT COUNTY MOVE DEALER CONSIGNMENT	
<b>OWNERSHIP STATUS</b>			<b>LOCATION STATUS</b>		
FROM: (SELLER) Jackson, Treva For Jackson, Nicole A			PRESENT: SEC 26 TWN 4N RGE 7E QTR 1NE MH PARK or SUB SP# or LOT & BLK CITY, COUNTY (Caldwell, ID)		
MAILING ADDRESS: 104 7th ave N Nampa ID 83687			DESTINATION: SEC 33 TWN 5N RGE 20 QTR 1W MH PARK or SUB SP# or LOT & BLK CITY, COUNTY, STATE		
TO: (BUYER) Olsen, David or Olsen, Anita			REAL ACCT# 38154 LAND OWNER Olsen, David T SITE ST or RD 24935 Farmway CODE AREA 033.00 PHONE #		
MAILING ADDRESS: P.O. Box 711 Middleton ID 83644			P & Z APPROVAL YES NO Purchase Amount \$ 2500 Date: 3/20/02 MH only With Land Keep MH Imps Delete MH Imps		
REMARKS:					
<b>PLEASE COMPLETE FORM WITHIN 30 DAYS OF ISSUE DATE</b>					
Property Taxes in Arrears? (YES) or (NO)			Amount \$ 0		
Prepaid Property Taxes for Current Year			Amount \$ 72.76		
Homeowners Exemption: <u>No</u> Circuit Breaker: Total _____ Partial _____ Improvement Value: _____ Manufactured Home Value: <u>3300</u>			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>CODE AREA</b>          00112       </div> <div style="margin-top: 10px;">         CANYON COUNTY          TAXES PAID          F H P DATE 3-20-02       </div> <div style="margin-top: 10px;">         3-20          1-10          3-3          73.00          72.76          24.24       </div>		
<b>TOTAL ADJUSTED VALUE AFTER EXEMPTIONS: \$</b>		<u>3300</u>			
AGENT BUYER DEALER OWNER SELLER			DEPUTY ASSESSOR		

WHITE - Assessor

YELLOW - Treasurer

PINK - Buyer/Seller

GOLDEN ROD - Mover





Parma, Idaho 83660

Telephone 208/722-5343

Fax 208/722-5896

Telefax Transmittal Sheet

Fax # 722-5896

Date 3-27-2003

To Development Services Department

Attention Susan Hunsberger

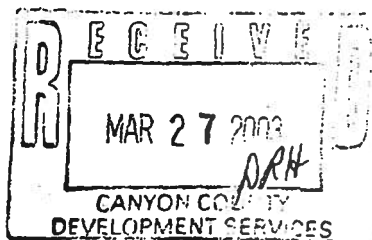
Fax # 454-6633

Number of pages including cover sheet (1)

Comments Dear Susan - I met with David Olsen  
and inspected two paved approaches. One approach enters  
Purple Sage Rd and the other approach enters Farmway Rd.  
Both approaches are 20 ft wide with a 20' radius. David  
has met current rd standards for access serving 3 or more  
properties. Thanks for all your help Susan - Call if you  
have any questions - Earl V. Bergman

If unable to receive, please call 208/722-5343.

David J. Olsen  
24938 Farmway Rd  
Section 33 T-5 North R-3 WMT



COPY



December 12, 2003

David Olsen  
25114 N. Middleton Rd.  
Middleton, ID 83644

**COPY**

RE: David Olsen's Manufactured Home Park

Dear Mr. Olsen:

This is the letter that I promised to send you subsequent to our meeting December 5, 2003 -- in preparation for you to move a mobile home into space #6 at your mobile home park situated at the southwest corner of Farmway and Purple Sage roads. We used a site plan from the Certificate of Zoning Compliance for the mobile home at space #5.

When you came to the office, you were confirming the status of the conditional-use-permit (CUP) conditions and verifying what had to be done prior to obtaining a permit for the mobile home to be located at space #6. We reviewed the following documents which I have attached for your convenience:

- Conditional Use Permit conditions;
- Minutes from Mr. Olsen 2/13/03 meeting with Canyon County's Board of Commissioners (Board);
- Mr. Olsen's 2/19/03 letter to the Board;
- The Board 2/26/03 response to Mr. Olsen's 2/19/03 letter;
- The Code Enforcement Officer 7/10/03 letter to Mr. Olsen; and
- Canyon County Code 07-15-05(3).

Following our discussion on December 5, 2003, you talked with Leon Jensen and obtained an application for a public hearing to request a change to two or three conditions contained in your CUP.



David Olsen  
December 12, 2003  
Page 2 of 3

Unless the conditions of the CUP are modified by the Board at a public hearing, and before obtaining another building permit, the following actions need to take place.

1. Install and connect an irrigation-sprinkler system to the mobile home at space #5. (Condition No. 8).
2. Submit to DSD a blank copy of the rental contract, including right-to-farm acknowledgement. (Condition No. 3).
3. Plant and maintain certain tree types 10' apart along the southern boundary where the property is contiguous to Mr. Coombs' property. (Condition No. 4).
4. Keep open (do not pipe or cover) the ditch through the middle of the property – situated in a north-south direction.

Unless the conditions of the CUP are modified by the Board at a public hearing, and before requesting a final inspection for a mobile home on space #6, the following actions need to take place.

1. Install and connect an irrigation-sprinkler system to the mobile home at space #6. (Condition No. 8).

Before requesting a final inspection for a mobile home on space #4, the final home to be placed in the park, the following actions need to take place.

1. Tile and maintain the drainage ditch that is on the east and south edge of the property. (Condition No. 6 and Board 2/26/03 letter).
2. Keep open (do not pipe or cover) the ditch through the middle of the property – situated in a north-south direction, and provide grating to ensure that water from this ditch runs into the tiled ditch (Condition No. 6).
3. Developer shall fence the entire perimeter of the property with a four-to-six foot (4'– 6') chain-link fence as soon as financially feasible. (Condition No. 7). This condition has limited enforceability because of Canyon County Code 07-15-05(3), which states, "Fences ... are permitted ... to a height of six feet (6'), provided that no fence ... shall be over three feet (3') in height between the right-of-way line and setback line."



David Olsen  
December 12, 2003  
Page 3 of 3

Unless this condition of the CUP is modified at a public hearing, a three foot (3') chain line fence must be installed along Purple Sage and Farmway roads to meet. The remaining perimeter of the property should meet the four-to-six foot (4' - 6') requirement.

Building the chain link fence contiguous to the ends of, but not along, the Coombs' wooden fence, seems uncertain. When we talked, I thought that would be fine, but the July 10, 2003 Code enforcement letter stated the chain link fence needed to be a stand-alone fence. The Code Enforcement Officer's earlier determination is correct and, unless changed by the Board after a public hearing, should be complied with.

As mentioned above, I understand that you wanted the Board to modify a couple of conditions, so you intend to apply for a public hearing to change them:


Condition No. 6 to be modified because you do not own the property to the east that has the drainage ditch you are supposed to tile and maintain. Also, you would like to pipe at least the portion of the north-south ditch, in the middle of the property, lying south of the private road.

Condition No. 7 to be modified so that you could build the fence a different height than the condition required and so that you could utilize the Coombs' existing fence.

Just a reminder, prior to requesting a building permit for a mobile home on space #4, the portion of the private road to access space #4 needs to be certified that it is constructed to the County's private road standards, and the turn around at the end of the private road needs approved by the fire district.

Please contact me if you have questions or would like additional information.

Sincerely,

  
Darin J. Taylor  
Assistant Director

Copy: Current Planners  
Jay Warren, Code Enforcement Officer



well and community water system. Based upon the 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.



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

**ATTACHMENT "A"**

one per Braine SWH  
DT  
12-12-03  
1. Developer shall complete a subdivision engineering report and submit it to Southwest District Health Department. SWH

X The development is subject to applicable regulations of all agencies with jurisdiction over the development.

DT  
9-8-3  
what to see from central front  
children on it. Parents  
initial attachment  
X 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.

DAV  
12-4-03  
Personal inspection  
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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

29

DSD CASE NO. 011961L33-5N-3W

H:\Civil\Planning and Zoning\2002\Olsen CUP-PUD Approval FCOs.wpd



## 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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

30

DSD CASE NO. 011961L33-5N-3W

H:\Civil\Planning and Zoning\2002\Olsen CUP-PUD Approval FCOs.wpd



Commissioner Minute

February 13, 2003 - 1:45 p.m. - 2:10 p.m.

**MEETING WITH DAVID OLSEN REGARDING CLARIFICATION OF HIS  
CONDITIONAL USE PERMIT CONDITIONS**

Commissioners Todd Lakey, Robert Vasquez and Matt Beebe

David Olsen

Scott Spears Deputy P.A.

Deputy Clerk Claudia Amaral

*Claudia Amaral*

MEETING WITH DAVID OLSEN REGARDING CLARIFICATION OF HIS  
CONDITIONAL USE PERMIT. CONDITIONS

As scheduled, the Board met today with David Olsen regarding clarification of his Conditional Use Permit conditions. Mr. Olsen was approved in May of 2002 for 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. Present were: Commissioners Todd Lakey, Robert Vasquez and Matt Beebe; Scott Spears Deputy P.A.; David Olsen; and Deputy Clerk Claudia Amaral. Mr. Olsen said he has three conditions that he hasn't been able to complete on his development site due to finances and is asking for more time. He said Development Services will not issue him any more building permits until he completes Condition #5, #7 and #8. Condition #5 pertains to the construction of a playground. Condition #7 pertains to fencing the entire property. Condition #8 pertains to installing sprinklers throughout the property and maintaining all landscaping, trees, etc. Mr. Olson said he is not completely through with Condition #6 which pertains to the tiling of the drainage ditch. Commissioner Beebe said it was the Board's intention to let Mr. Olsen complete the conditions in phases when he was financially able to do them. Commissioner Beebe was the only one at the hearing. (Commissioner Lakey did not attend the hearing and Commissioner Vasquez was not elected to office yet.) Commissioner Beebe said Mr. Olson was up front at the hearing about the way he was going to play this out. He was honest in that financially this would need to be a staged project. Commissioner Beebe said it was the Board's intent to let this project be completed in "stages." Commissioner Beebe said some of the things he offered were above what was required. Mr. Spears said the Board could convey the intent to Development Services. Commissioner Vasquez asked why Mr. Olsen didn't question the conditions at the time of his hearing. He said it was his first hearing and assumed all conditions would be done in stages. Commissioner Beebe explained that at a hearing sometimes conditions are stated throughout a hearing and at the end of the hearing, people may not say everything they meant to say. After discussion, the Board said they need a letter from Mr. Olsen clarifying what he intends to do and when certain conditions will be completed in order for Development Services to issue him at least two more building permits. As soon as the Board receives Mr. Olsen's letter, they will write a letter to Development Services and attach Mr. Olsen's letter. Meeting ended at 2:10 p.m.

M-Olson.wpd



To the Commissioners,

As per our discussion on the Olsen 7 site mobile home park conditions of approval case no. 011961133-5n-3w, I wanted to reiterate the plan that we discussed at the commissioners' meeting.

# 5

The commissioners' stipulations sheet was to have the developer construct a 40' x 40' 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.

This as I stated shall be done. However, with the time of year and the costs of the development, I would like to have the system installed by July 15, 2003. This allows for weather conditions, excavation, and building time.

#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 the 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.

The object of tiling the ditch was to meet setbacks set forth by Southwest District Health's drain field requirements. Their rule states that you have to be approximately 45 feet back from an open ditch. If the drain fields were moved farther away from the ditch it would not need to be tiled. As to the development stage, this would be done on the last stage of the park's development. The maintenance of the ditch is always looked at by myself and is completed as needed.

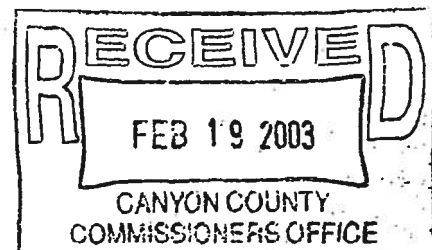
*Stager  
Refer to 1.14.03*

# 8

Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development in a living condition.

The sprinkler system is also done by stages. Once a manufactured home is installed on a pad site, water and power are brought to the trailer providing the resources needed to complete the sprinkler system. A standard procedure for sprinkler systems would be to have the home on the site, a test hole performed, a septic system installed, and a drain field installed. Once these have been completed, the sprinkler system would then be installed.

*Re: David  
Olsen  
Case*







# CANYON COUNTY COMMISSIONERS

Robert Vasquez  
District 1

Matt Beebe  
District 2

Todd Lakey  
District 3

1115 Albany ★ Caldwell, Idaho 83605 ★ Telephone: (208) 454-7507 ★ Fax: (208) 454-7336

February 26, 2003

Ms. Donna West  
Development Services Department

## Re: David Olsen's Conditional Use Permit

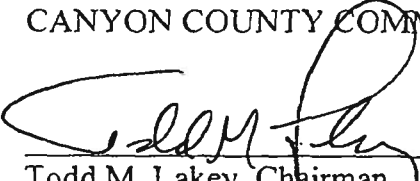
Dear Donna,

As we mentioned, we met with Mr. Olsen and discussed his Conditional Use Permit and the written conditions in the Findings. Commissioner Beebe is the only remaining Commissioner who sat in on the hearing. The discussion at the hearing clearly emphasized that this development would proceed in stages as Mr. Olsen could afford it. Mr. Olsen provided us a letter advising us of his plan which we have attached. We would like to give Mr. Olsen until July 15, 2003 to put in the playground. We agree that the ditch be tiled and be fully completed as part of the last stage of the project. We also agree that the sprinkler system be allowed to be completed in stages with the development of the sites.

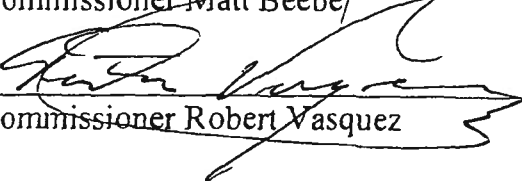
Please allow Mr. Olsen to obtain building permits in stages in conjunction with the existing conditions and those clarified in this letter.

Thank you.

CANYON COUNTY COMMISSIONERS

  
Todd M. Lakey, Chairman

  
Commissioner Matt Beebe

  
Commissioner Robert Vasquez

TL:ca  
Attachment  
cc: David Olsen





## Development Services Department

1115 Albany Street • Caldwell, Idaho • 83605 • (208) 454-7466 • (208) 454-6633 Fax  
DSDInfo@Canyoncounty.org

July 10, 2003

David Olsen  
25114 N. Middleton Road  
Middleton, ID 83606

COPY

RE: Conditions of Conditional Use Permit

Dear Mr. Olsen:

Thank you for coming to this office and the privilege of visiting with you at your project site. This letter is to serve as summary the items discussed concerning your property located at the southeast corner of Purple Sage road and Farmway road with Canyon County Assessor parcel R38154-000 in Section 33 Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. The subject property is currently zoned "A" (Agricultural).

1. Completion of a playground will be done by July 15, 2003. Completion will be measured by the installation of a 4' foot tall chain link fence with two (2) gates for access around a 40' X 40' area. Inside said area should be two (2) swings and a sand box. The sand box should have a minimum diameter of 4' feet. ✓  
ne  
4/12/03  
12-5-03
2. The completion of a tiled and maintained drainage ditch that is on the east and south edge of the property will be discussed after Unit #6 is in place and a current site plan has been submitted reflecting as-built septic drain fields locations and individual unit placement. Be aware that your testimony indicates that you offered to the Board "that tiling the ditch will make it safer for the proximity of the playground". ✓  
ne  
4/12-03  
DT done
3. A 3' foot tall chain link fence may be installed along Purple Sage and Farmway Roads to meet that portion of the requirement set forth in the approval of this project. The rest of the property fencing should meet the 4' tall chain link fence requirement. Any use of a board fence would be in addition to the requirement.

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by:

Planning • Zoning • Building • Code Enforcement

Planning for orderly growth and development through consistent administration and enforcement of county ordinances.  
H:\Files\July03\Olsen 7-9-03.doc



Before a zoning compliance permit may be issued for the manufactured home that is already on site you will need to complete the following conditions.

- A. The planting of 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. The Combs' property is defined as Lot 9 Block 1 of Sunlight Terrace subdivision.
- B. Obtain a "Certificate of Occupancy for Unit #3.
- C. The lawn sprinkler system around Unit #3 shall be in operational form.

You may contact this office at (208) 454-7458, or to view the Canyon County Code you may go to [www.canyoncounty.org/dsd/codeenforcement.htm](http://www.canyoncounty.org/dsd/codeenforcement.htm) on the Internet.

Sincerely,



Dan Hunter  
Current PlannerCode Enforcement Officer  
[dhunter@canvncounty.org](mailto:dhunter@canvncounty.org)



zoning map by dimension from known references. (Ord. 97-001, 5-15-1997)

**07-15-05: YARD AND SETBACK REQUIREMENTS EXCEPTIONS:**

Certain structures that project into required yard areas are permitted, as herein specified, and shall not be considered to be obstructions or included in the calculation of coverage unless otherwise specified:

- (1) Cornices, canopies, eaves or other projections which do not increase the volume of space enclosed by the building; provided, however, that none of these shall project into any required yard more than two feet (2').
- (2) Exterior stairs of open design provided that no such stairs shall project into a required front or side yard more than three feet (3') and into any rear yard more than six feet (6').
- (3) Fences, walls, and hedges are permitted in any required yard or along the edge of any yard to a height of six feet (6'), provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three feet (3') in height between the right-of-way line and setback line. Within the boundary lines of a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in any manner that would materially impede the line of vision between:
  - A. A height of three feet (3') and ten feet (10') above the center line grades of intersecting streets; and
  - B. A line joining points along the property lines at a distance of thirty feet (30') from the corner of the property lines.
- (4) Public utility facilities constructed in, along, or adjacent to lot lines, roads or other ways. (Ord. 97-001, 5-15-1997)







# BUILDING PERMIT

CANYON COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
1115 ALBANY STREET  
CALDWELL, IDAHO 83605



24938 SP.2 FARMWAY ROAD  
Caldwell, ID 83607  
Permit #: BP2004-142

## CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

EPH/ww/stm

Address: 24938 Sp 2 Farmway Rd. CA

**Owner:** David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone: 208-585-6059  
Cellular:

**Parcel:** \_\_\_\_\_  
Address: 24938 SP.2 FARMWAY ROAD  
Caldwell, ID 83607

**Applicant:** David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone: 208-585-6059  
Cellular:

**Parcel #:** R38154(2)

Sec: 33 Twn: 5N Range: 3W Qtr: Zoning: A

Subdivision: \_\_\_\_\_  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_

**Contractor:**

Phone: \_\_\_\_\_  
Cellular: \_\_\_\_\_

Issue Date: 3/3/2004  
Proj. Type: Conversion  
OCC. Group: R-3  
OCC Type: MFG Home  
Item No: D/S Miscellaneous

Proj. Value: \$2,500.00  
CNST Type: VB  
OCC Load: \_\_\_\_\_  
Auto Sprinkler: No  
Code Edition: Idaho Mfgh Install 5

1st Floor: \_\_\_\_\_ Porches: \_\_\_\_\_  
2nd Floor: \_\_\_\_\_ Patios: \_\_\_\_\_  
Bonus Room: \_\_\_\_\_ Decks: \_\_\_\_\_  
Basement: \_\_\_\_\_ Other: \_\_\_\_\_  
Garage: \_\_\_\_\_

### Project Notes:

Sec Line: 60 Feet  
1/4 Sec Line: 60 Feet

### Setbacks:

Co Front: 30 City Front: \_\_\_\_\_  
Co Side: 10 City Side: \_\_\_\_\_  
Co Rear: 20 City Rear: \_\_\_\_\_

1971 Kit SW on standard set. Converted from storage only BP 2003-284 to residence. Rehabilitation Certificate and final fire district approval is attached.

### Zoning Condition(s):

Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.

MH 100  
2C 40  
5/140

### IMPORTANT INFORMATION FOR INSPECTIONS CALL 454-7460

Inspection Request: It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information:  
1) owner/contractor; 2) project address; 3) date and time when the inspection is needed; 4) type of inspection.

Separate Permits are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an unexpired permit may be extended 180 days. Total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

SIGNATURE OF BUILDING OFFICIAL/INSPECTOR

RECEIVED BY



## CANYON COUNTY BUILDING DEPARTMENT

## PROJECT INFORMATION &amp; APPROVAL

David Olsen

BP2004-142

CONTRACTOR:	Same	CONTACT:	
ADDRESS:			
PHONE:		MOBILE:	
DESIGNER:		CONTACT:	
ARCHITECT:		CONTACT:	LJC#
ENGINEER:		CONTACT:	LJC#
ADDRESS:			
PHONE:		MOBILE:	
		FAX:	

PROJECT TYPE:	ITEM NO. 0/5	ITEM NO.	
CONSTRUCTION TYPE:	<del>ADDITIONAL</del> Conversion		
OCCUPANCY TYPE:	VB		
OCCUPANCY GROUP:	MFG Home		
OCCUPANCY LOAD:	R3		

PROJECT NOTES -	F 30 S10 R20	
SITEWORKS:		
DESCRIPTION:	1971 Kit SW MH	
	On standard set	
	Converting from storage	
	only to Residence	
	Rehab Certif attached	

SQUARE FOOT -	744	
1ST FLOOR		
2ND FLOOR		
TOTAL		
EASIMENT		
GARAGE/STORAGE		
OTHER		

VALUE:	\$ 2,500.00	
PLAN CHECK APPROVED BY:		DATE:



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell ID 83605

24938 SP.2 FARMWAY ROAD  
Caldwell, ID 83607

Inspection #: INSP2004-2409

Permit #: BP2004-142

Request Date: 4/22/2004

Inspect.rtm

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

**Contractor:** David Olsen  
**Applicant:** PO BOX 711  
Middleton, ID 83644

**Parcel #:** R38154(2)

**Address:** 24938 SP.2 FARMWAY ROAD  
Caldwell, ID 83607

Proj. Type: Conversion  
OCC. Group: R-3  
OCC Type: MFG Home  
Item No: 0/S Miscellaneous

CNST Type: VB  
OCC Load:  
Auto Sprinkler: No  
Code Edition: Idaho Mfgh I

Sec: 33 Twn: 5N Range: 3W Qtr: Zoning: A

Subdivision:

Lot(s): Block:

1st Floor:  
2nd Floor:  
Bonus Room:  
Basement:  
Garage:

Porches:  
Patios:  
Decks:  
Other:

Requestor: David  
Phone: 863-3652  
Inspt. Needed: 4/23/2004  
Time of Day: AM  
Time:

*Call first to meet*

## Project Notes:

Sec. Line: 60 Feet  
1/4 SEC. Line: 60 Feet

Setbacks: Co Front: 30  
Co Side: 10  
Co Rear: 20

City Front:  
City Side:  
City Rear:

1971 Kit SW on standard set. Converted from storage only BP 2003-284 to residence. Rehabilitation Certificate and final fire district approval is attached.

Inspection Type: *Ref* Final

Inspector:

Passed? ☒

## Inspection Checklist:

- ☐ Building
- ☐ Landings
- ☐ Smoke Detectors
- ☐ Mechanical/Heating
- ☐ House Numbers
- ☐ Garage seperation
- ☐ electrical final insp.
- ☐ Plumbing final insp.

☐  
☐  
☐  
☐  
☐  
☐  
☐  
☐

Inspector Signature: *Keith W. J. Lef*

Date: *April 23-2004*

*Final OK*



**Canyon County  
Development Services Department  
Certificate of Occupancy**

**Occupancy Issued:  
4/23/2004**

Zoning 454-7454

Building 454-7460

CCcertOC.snw

**Tracking Number: BP2004-142**

**Owner:**

David Olsen  
PO BOX 711  
Middleton, ID 83644

**Parcel:**

Voice  
208-585-8059

24938 SP.2 FARMWAY ROAD, Caldwell, ID 83607  
Parcel #: R38154(2)  
Sec: 33      Twn: 5N      Range: 3W  
Sub:  
Lot(s):      Block:

**Project Info:**

Prj Value: \$2,500.00  
Item No: 0/S Miscellaneous  
Prj Type: Conversion  
Occ Type: MFG Home  
Auto Sprinkler: No

Occ Group: R-3  
Occ Load:  
Cnstr Type: VB  
Zoning: A  
Code Edition: Idaho Mfg Install Standards

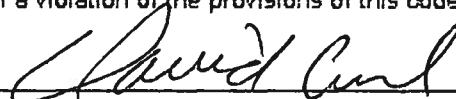
**Project Notes:**

1971 Kit SW on standard set. Converted from storage only BP 2003-284 to residence. Rehabilitation Certificate and final fire district approval is attached.

**Zoning Condition(s):**

*Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.*

This structure or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use. This structure or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use. The issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

 4-27-04  
Building Official / Inspector:





Canyon County Development Services Department  
Building Division 1115 Albany, Caldwell ID. 83605  
Phone (208) 454-7460 Fax (208) 454-6633 www.Canyoncounty.org/dsd

B12004-142  
Office  
POV ✓

## MANUFACTURED HOME/MOBILE HOME BUILDING PERMIT APPLICATION

Date: 3/24 2003  
Owner: David J. Olson Phone 585-6059 Cell \_\_\_\_\_  
Address: 25114 N. Middleton Rd City Middleton Zip 83644  
Applicant: David J. Olson Phone 585-6059 Cell \_\_\_\_\_  
Applicant Address: 25114 N. Middleton Rd City Middleton Zip 83644  
Site Address: 24938-2 City Caldwell Zip 83605  
Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ -or- Sec. T R

Home Manufacturer: 1971 K.T. Year Built 1971 Value \$ 2,500.00  
Number of Transportable Sections: \_\_\_\_\_ Width 12 Length 62 Sq. Ft. Living 744  
New \_\_\_\_\_ or move-on X

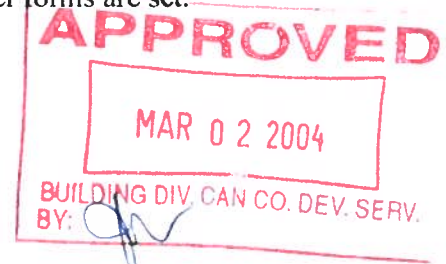
Check below:

- ☒ Standard Set (with skirting using metal, vinyl or wood)
- ☐ Permanent Foundation Set (using concrete, masonry or pressure treated wood 24" below grade)
- ☐ Attached Garage \_\_\_\_\_ or basement \_\_\_\_\_ (furnish construction drawings)
- ☐ Covered Patio \_\_\_\_\_ raised deck > 30" \_\_\_\_\_ or carport \_\_\_\_\_ (furnish construction drawings)
- ☐ Home is to be declared as real property

### Required Inspections:

- ☒ Setback: For installations with Standard Set call for inspection after four (4) corners are staked.
- ☐ Footing/setback: For installations with Permanent Foundation Set call after forms are set.
- ☒ Final Inspection:

1. House set and tie-downs installed.
2. Beam and marriage line supports installed.
3. Foundation vents installed.
4. Ground cover/vapor barrier installed. Black 6 mill (.006)
5. Landing, steps and handrail installed.
6. Perimeter skirting installed. (if applicable)
7. Access to crawl space with cover installed.
8. Site grading away from foundation or skirting. Five percent (5%) horizontally req.
9. Heat tape and pipe insulation installed.
10. Heating duct supported above ground-all elbows and joints sealed. R-8 insulation req.
11. Wood stove and gas fireplaces inspected if installed after leaving factory.
12. Two exits maintained from home.
13. Attached 6" height address numbers in contrasting color to front of house.
14. Septic, water, and electric service connected to house.
15. Electric and plumbing inspections approved and posted by state inspectors.
16. Dryer vent exhausted to outside with back-draft damper.
17. Condensation drains to terminate outside of crawl space.





[illegible][illegible][illegible]

1	NAME	1	NAME
2	DATE	2	DATE
3	TIME	3	TIME
4	LOCATION	4	LOCATION
5	WEATHER	5	WEATHER
6	WIND	6	WIND
7	WAVE	7	WAVE
8	SWELL	8	SWELL
9	SEA	9	SEA
10	SKY	10	SKY
11	TEMP	11	TEMP
12	MOON	12	MOON
13	STARS	13	STARS
14	PLANETS	14	PLANETS
15	COMETS	15	COMETS
16	NEBULAE	16	NEBULAE
17	CLUSTERS	17	CLUSTERS
18	BLACK HOLES	18	BLACK HOLES
19	QUASARS	19	QUASARS
20	NOVAE	20	NOVAE
21	SUPERNOVAE	21	SUPERNOVAE
22	STAR FORMATION	22	STAR FORMATION
23	PLANETARY NEBULAE	23	PLANETARY NEBULAE
24	INTERSTELLAR MEDIUM	24	INTERSTELLAR MEDIUM
25	COSMIC RAY	25	COSMIC RAY
26	GRAVITATIONAL LENS	26	GRAVITATIONAL LENS
27	BLACK BODY	27	BLACK BODY
28	RED SHIFT	28	RED SHIFT
29	BLUE SHIFT	29	BLUE SHIFT
30	PARALLAX	30	PARALLAX
31	ASTRONOMICAL UNIT	31	ASTRONOMICAL UNIT
32	PARSEC	32	PARSEC
33	LY	33	LY
34	SEC	34	SEC
35	MIN	35	MIN
36	HOUR	36	HOUR
37	DAY	37	DAY
38	WEEK	38	WEEK
39	MONTH	39	MONTH
40	YEAR	40	YEAR
41	DECADE	41	DECADE
42	CENTURY	42	CENTURY
43	MILLENNIUM	43	MILLENNIUM
44	ER	44	ER
45	CE	45	CE
46	BC	46	BC
47	AD	47	AD
48	AE	48	AE
49	BE	49	BE
50	CE	50	CE
51	DE	51	DE
52	EE	52	EE
53	FE	53	FE
54	GE	54	GE
55	HE	55	HE
56	IE	56	IE
57	JE	57	JE
58	KE	58	KE
59	LE	59	LE
60	ME	60	ME
61	NE	61	NE
62	OE	62	OE
63	PE	63	PE
64	QE	64	QE
65	RE	65	RE
66	SE	66	SE
67	TE	67	TE
68	UE	68	UE
69	VE	69	VE
70	WE	70	WE
71	XE	71	XE
72	YE	72	YE
73	ZE	73	ZE
74	AA	74	AA
75	AB	75	AB
76	AC	76	AC
77	AD	77	AD
78	AE	78	AE
79	AF	79	AF
80	AG	80	AG
81	AH	81	AH
82	AI	82	AI
83	AJ	83	AJ
84	AK	84	AK
85	AL	85	AL
86	AM	86	AM
87	AN	87	AN
88	AO	88	AO
89	AP	89	AP
90	AQ	90	AQ
91	AR	91	AR
92	AS	92	AS
93	AT	93	AT
94	AU	94	AU
95	AV	95	AV
96	AW	96	AW
97	AX	97	AX
98	AY	98	AY
99	AZ	99	AZ
100	BA	100	BA

cell  
863-3652

15-20 mi

RP2003-1163 (5)

2

CC-0

50. from Section 107 or 108  
Prop. 109 which ever is greater.

60 from Sec. Line of  
Prop. Line, which is greater

12/18/2019

DAVE OLSEN  
HOME PARK  
DAVE OLSEN'S MANUFACTUREE  
SITE PLAN

**LEAVITT & ASSOCIATES**  
**ENGINEERS, INC.**  
STRUCTURAL • CIVIL  
CH 104/EV/MAG

PROPOSED  
MANUFACTURED HOME  
DADY

DAVE OLSEN  
P.O. BOX 711

SNO



check # 3684

Canyon County  
Emergency Vehicle Access Turnarounds  
And  
Fire Suppression Water Supply

Applicant:

Date: 3-12-03

Dave Olson  
(Name)

Project Location :

25114 N Middleton Rd  
(Address)

FARMWAY & Purple Sage  
(Approximate Address)

Middleton ID 83644  
(City) (County) (State) (Zip)

(Cross Street Reference)

Phone: 85-605-9 (hm)

Middleton Rural Fire District

Name of Department Having Jurisdiction

Roads

How many dwellings are accessed from this road? 7  
Are roads serving only 1 or 2 dwellings at least 12 feet wide? yes no/na  
Are roads serving only agricultural buildings at least 12 feet wide? yes no/na  
Are roads serving 3 or more dwellings at least 20 feet wide? yes no/na  
Are there any bridges? (min 70,000 lbs rating & 12 ft wide) yes no/na  
Are curves proper radius? (28ft & 48ft) yes no/na  
Is a turn-around required? (length greater than 150ft) yes no (Note 1)  
If so, is its design approved? yes no/na (Note 1)  
Is road grade 7% or less? yes no/na

Water Supply

Does the total square footage of the structure exceed 3200 square feet? yes no  
Does the total square footage of the structure exceed 2100 square feet? yes no  
Is there another structure within 50 feet of this structure? yes no  
Is structure sprinklered instead of onsite water? yes no  
Is an onsite water supply required for fire suppression? yes no (Note 1)  
If so, how will it be supplied? (Municipal water / Pumping station / Underground tank)  
(circle one)

Note 1 : These items are determined by enclosure 1. If you are unsure of the answer leave it blank and we will make the determination based on your provided site plan.

Have all required agreements been recorded? yes no

Building permit / Proposed Split Approved yes no

(CIRCLE ONE)

Robert FARRIS  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

Certificate of Occupancy approved? (Inspection required) yes no

Robert FARRIS  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Inspector  
TITLE

3-12-03  
DATE

PLEASE ATTACH A DETAILED SITE PLAN TO THIS DOCUMENT OR IT CAN NOT BE PROCESSED!



DIVISION OF BUILDING SAFETY  
MANUFACTURED HOUSING SECTION

277X 6TH ST, SUITE 100  
BOISE, ID 83720-6000  
(208) 334-3896

1090 E Watertower  
Meridian, ID 83642

FOR DIVISION USE ONLY	
Compliance Certificate Issued	
By: <u>John J. Ryan</u>	
Title: <u>Branch Chief</u>	
Date: <u>1/30/04</u>	#1518

## MOBILE HOME REHABILITATION CHECKLIST -- COMPLIANCE CERTIFICATE (TITLE 44 CHAPTER 25 IDAHO CODE)

These rehabilitation/testing requirements are applicable only to non-HUD mobile homes manufactured prior to June 15, 1976. Separate permits and inspections are required for any repairs made to plumbing or electrical systems. Additional permits may be required by the local authority having jurisdiction in order to do any work or make any repairs on the mobile home not involving plumbing or electrical systems. You should check with your local building department to determine the need for permits and inspections before initiating any repair work or before installing your mobile home at a new site.

The undersigned installer/service company representatives, electrical or plumbing contractors attest and verify that rehabilitative repairs and testing have been completed in accordance with Title 44 - Chapter 25 Idaho Code:

<input checked="" type="checkbox"/> Smoke Detection	<u>Tuttle construction co inc</u> Licensed Installer/Service Co. Representative	<u>SCR 202</u> Installer/Service Co. License #	<u>1/30/04</u> Date
<input checked="" type="checkbox"/> Egress Windows/Exterior Exit Doors From All Sleeping Areas	<u>Tuttle construction co inc</u> Licensed Installer/Service Co. Representative	<u>SCR 202</u> Installer/Service Co. License #	<u>1/30/04</u> Date
<input checked="" type="checkbox"/> Fire Protection of Gas Water Heater/ Furnace Compartments	Home is equipped with gas water heater or furnace. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Verified or Repaired By	<u>Tuttle construction co inc</u> Licensed Installer/Service Co. Representative	<u>SCR 202</u> Installer/Service Co. License #	<u>1/30/04</u> Date
<input checked="" type="checkbox"/> Gas System Testing/Repairs	Home has gas appliances. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, Testing Performed By	<u>IDAHO HTG &amp; A/C</u> Licensed Installer/Srvc Co. License	<u>9/10/03</u> Date	<u>9/12/03</u> Gas Utility Date
Repairs (If Required) Made By	_____ Licensed Installer/Service Co. Representative	_____ License #	_____ Date
<input checked="" type="checkbox"/> Electrical Testing Systems Performed By	<u>IDAHO HTG &amp; A/C</u> Licensed Electrical Contractor	<u>15189</u> License #	<u>9/10/03</u> Date
Repairs (If Required) Made By	_____ Licensed Electrical Contractor	_____ License #	_____ Permit # Date
<input checked="" type="checkbox"/> Water/DWV System Test Performed By	<u>Martin Roberts</u> Licensed Plumbing Contractor <u>Drake Mechanical, Inc.</u>	<u>J10657</u> License # <u>C 493</u>	<u>1-30-04</u> Date
Repairs (If Required) Made By	_____ Licensed Plumbing Contractor	_____ License #	_____ Permit # Date

HOMEOWNER: <u>David Olson</u>	HOME SERIAL NO: <u>52878</u>
HOMEOWNER <del>BOISE</del> TELEPHONE: _____	
HOMEOWNER <del>BOISE</del> ADDRESS: _____	
LOCATION OF HOME AT TIME OF REHABILITATION/TESTING: <u>24938 #2 Farmway Rd. Cutler</u>	





## Canyon County

## Development Services Department

## Certificate of Zoning Compliance/Permit

BP2004-1331

permitted  
12/2/04

Zoning 454-7458

FAX 454-6633

Building 454-7460

www.canyoncounty.org/dsd

Tracking Number: BP2004-1331

Issued 12-22-04

Parcel Number: R38154 (6)

Permit Is For: MH Single Wide

Section: 33

Square Footage: 924

Township: 5N

Site Address: 24938 Farmway Road

Range: 3W

Project Address:

1/4 Section NW

Caldwell, ID

Acreage of Parcel: 3.70

Address Assigned By City Of:

County Zone: A

Subdivision:

City Impact Area: NO

Lot:

SCANNED

Block:

Initial SH Date: 6-25-07

Flood Hazard Zone/Use:

Land Use Case #: CU2002-42

X - Outside SFHA

County Set Backs: ☒City Set Backs: ☐

Sec Line: N/A

Front: 30

Front:

1/4 Sec Line: N/A

Side: 10

Side:

# of Perm Residence:

Rear: 20

Rear:

# of Temp Residence:

Applicant: David Olsen

Applicant Role: Owner

Address: PO BOX 711

Cellular:

Middleton, ID 83644

Voice: 208-585-6059

Property Owner: David Olsen

Cellular:

Address: PO BOX 711

Voice: 208-585-6059

Middleton, ID 83644

Contractors: SELF

Cellular: NA

Address:

Voice: NA

Primary? ☒

App Accepted By: Mary Benjamin

Filing Date: 12/21/2004

Status: Incomplete

On Hold By:

Comments: Mfr Home

BP2004-1331





# Canyon County

Printed: 12/21/2004

Page 2 of 3

## Development Services Department

### Certificate of Zoning Compliance/Permit

permint.rtm  
12/2/04

Zoning 454-7458

FAX 454-6633

Building 454-7460

www.canyoncounty.org/dsd

Tracking Number: **BP2004-1331**

Required Documentation:	Received:	Required Documentation:	Received:
<input checked="" type="checkbox"/> Legal Description / Deed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Ad Valorem / Pre 76 Rehab	<input type="checkbox"/>
<input checked="" type="checkbox"/> Building / Site Plans(2)	<input checked="" type="checkbox"/>	<input type="checkbox"/> MH Temp Res Permit	<input type="checkbox"/>
<input type="checkbox"/> RES Check	<input type="checkbox"/>	<input checked="" type="checkbox"/> Easement & Maint Agreement	<input checked="" type="checkbox"/> - <i>RUINA?</i>
<input checked="" type="checkbox"/> SWDH Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Property Research	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Hwy Dist/IDT Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/> Road Frontage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Fire Dist Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/> Development Permit	<input type="checkbox"/>
<input checked="" type="checkbox"/> MH Application	<input checked="" type="checkbox"/>	<input type="checkbox"/> Elevation Certificate	<input type="checkbox"/>
		<input type="checkbox"/> Bonding/ARCA	<input type="checkbox"/>

**Special Conditions:** *5 Sprinkler system for lot 5 inspected and approved by Code Enforcement - all trees have been planted and ark alive C. W. 12-22-09*

**Condition:** Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.

**Condition:** Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.

**Condition:** Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

#### Fees and Receipts:

Number	Description	Amount
FEE2004-5728	Zoning Compliance	\$40.00

**Total Fees: \$40.00**

**Total Receipts: \$0.00**

This is not a Building Permit. This Certificate of Zoning Compliance shall expire if the use described in the certificate has not





Canyon County

Printed: 12/21/2004

Development Services Department

Page 3 of 3

Certificate of Zoning Compliance/Permit

permint.rtm  
12/2/04

Zoning 454-7458

FAX 454-6633

Building 454-7460

[www.canyoncounty.org/dsd](http://www.canyoncounty.org/dsd)

Tracking Number: BP2004-1331

begun with three hundred and sixty five (365) calendar days from the date of issuance.

Your signature acknowledges that any nuisance complaints regarding agricultural activity may be limited by the Idaho right to farm laws.

I affirm that all the information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicants Signature: [Signature]

Date: 12/21/04

DSD Staff Accepting Application: Mary S. Benjamin

Date: 12/21/04

Reviewed By: [Signature]

Date: 12-22-04



MODE:F ACTION: PRESS {01 RETURN} TO VIEW ANOTHER ACCOUNT TRQK101  
System User- HUFFAKER Date 12/21/2004 Time 11:36  
REAL PROPERTY INQUIRY

=====						
01	5R38154-000- -0	033-00	SCH134	13	40,300	3.70
=====				35	29,300	
OLSEN, DAVID J						
& STROSCHEIN, ANITA J						
25114 N MIDDLETON RD						
MIDDLETON ID 83644						
=====						
33-5N-3W NW				TOTAL	69,600	3.70
TX 11 LESS TX 11-A IN NWNW				=====		
PURPLE SAGE RD, CA				SURVEY	INST 200112972	
				DRAIN	DR VALUE	APPR JFR
				CLASS CM	REAP 04	MAN 03 UNIT 0
				PARCEL	5R05N03W333150	H/O N C/B N
				PRIOR ACCOUNT	4R38154-000- -0	
				02 MH on Property	YES	
				03 Traits	04 Companion Sheet	

CU 2002-42  
Ag  
No flood  
No impact

David Olsen  
B.P.



# Sec. 33 T5N R3W

ENT PURPOSES AND  
TY BOUNDARIES AND  
ASSESSMENT PURPOSES,  
ASSESSOR'S OFFICE ASSUMES  
L OF ACCURACY.

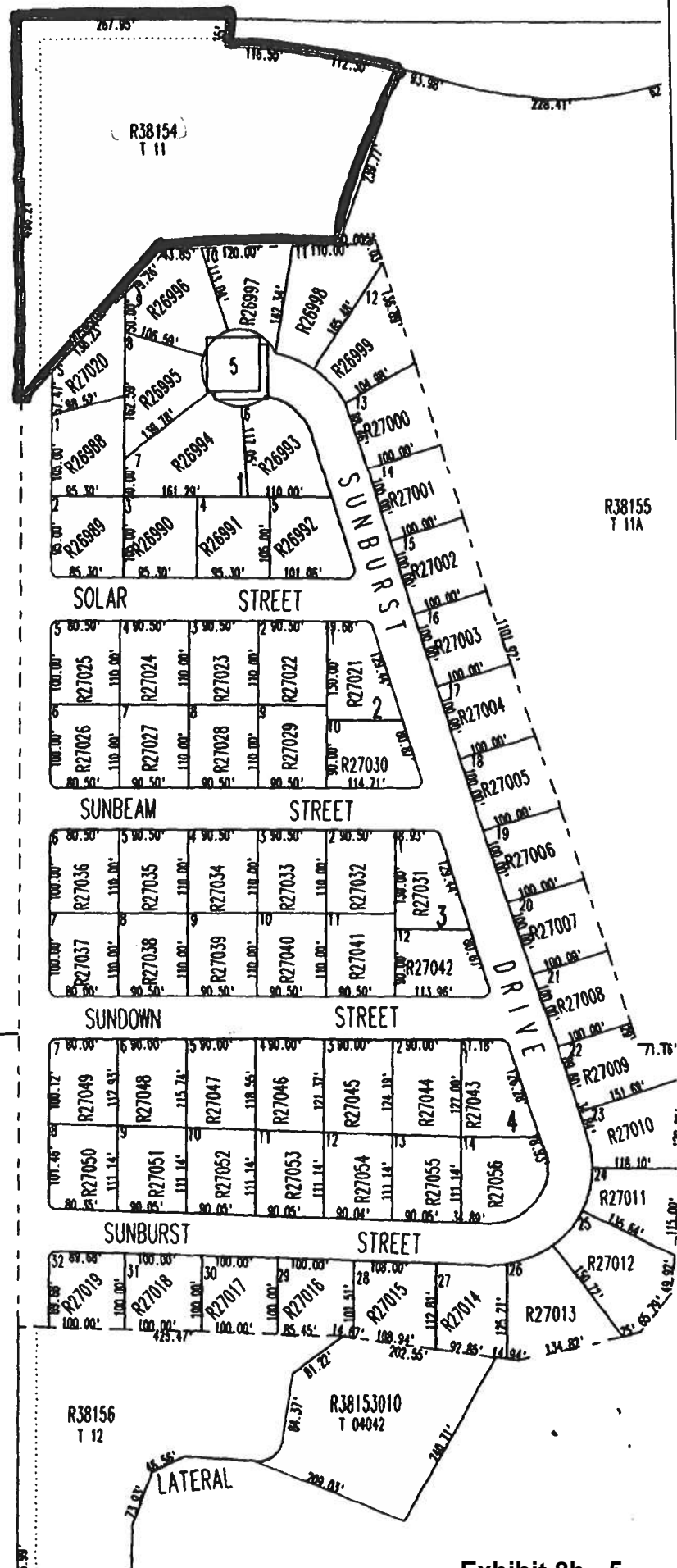
NE

CODE AREA 32  
SCHOOL DIST. 134  
FIRE DIST. MIDDLETON RURAL  
FLOOD DIST.  
HIGHWAY DIST. #4

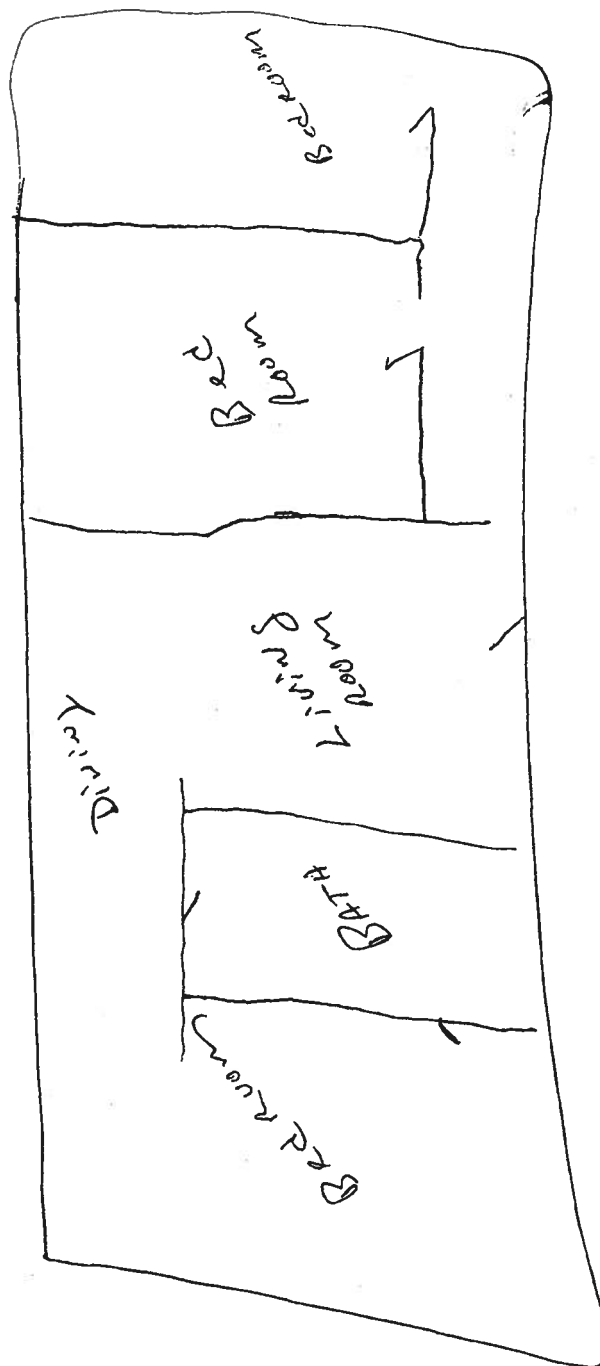
SE

CODE AREA 32  
SCHOOL DIST. 134  
FIRE DIST. MIDDLETON RURAL  
FLOOD DIST.  
HIGHWAY DIST. #4

1/16













# Southwest District Health

950 Main Street  
Caldwell, Idaho 83605

(PH) 455-5400 • FAX (208) 455-5405

TEC-1281

For Office Use Only  
Document Number

2 502

Date 5-24-02

Receipt 3637.5

Site Eval. or Handling Charge \$100.00

Septic Permit Fee

Legal Description 1/4 Sec 1, T4N, R3W, S3E

Site Location: 1/4 to 7/8 mile from property, right turn 1/2 mile on Hwy 30, 2 miles to Purple Sage turn left 1/4 mile corner of Purple Sage & Farmway

Permit Issued

EHS Signature

EHS Code

Date

This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit.

This application will expire 12 months from the application date unless renewed. Two renewals are allowed.

BEST ORIGINAL  
AVAILABLE

## INDIVIDUAL SUBSURFACE SEWAGE INSTALLATION APPLICATION/PERMIT

Property Owner: [Signature]  
Property Address: Farmway  
City: Caldwell County: 14  
Phone: 585-6059

Applicant Signature: [Signature]

☒ New ☐ Replacement Lot Size 0.5  
# of Bedrooms 3 Flow 254 Gal.  
Septic Tank 1000 Eff. Area 333 Sq. Ft.

Type Dwelling 1 Type System

Soil Texture Classification: A-1

Test Hole Evaluation Results: 12/10/04

0-12" Top Soil  
12"-4" Sand/Loam  
4" Moisture

Drainfield Distance from Adjacent Wells 2100 ft  
Distance to Temporary Surface Water 25 ft  
Distance to Permanent Surface Water 27 ft  
Static Water Table Depth 2 ft

Site Evaluation Inspection:

EHS Signature

EHS Code

Date

Septic Tank gal. Mfr.  
Standpipe manhole depth ins  
Absorption area: sq. ft.  
Dimensions: Width ft. Length ft.  
Gravel: yds Depth under pipe ft/in.  
Sand: yds Well installed Yes No  
Depth to pipe ins. Dist. to well ft.

Licensed installer  
or owner installed  
Final EHS Approval

EHS Signature

EHS Code

Date

Date	12/10/04		
Travel	30		
Inspect	20		
EHS Code	589		

Remarks:

Installation shall comply with all applicable rules, regulations, and standards.

**NOTE:** This is not a building permit, a building permit may be required by the County or City.



# APPLICATION AND PERMIT TO USE RIGHT-OF-WAY APPROACHES AND OTHER

LOT SPLIT ☐ APPROACH ☒ OTHER-DESCRIBE ☐ Existing Approach

ROAD NAME: farmway LOCATION BETWEEN P. Sage RD. & R. Solar RD.

ROAD CLASSIFICATION: ARTERIAL ☐ COLLECTOR ☒ OTHER ☐ Approaches are

PUBLIC ROAD SURFACE TYPE: DIRT ☐ GRAVEL ☐ PAVEMENT ☒ paved. One enters

TWENTY-FIVE DOLLAR (\$25.00) FEE PAID: YES ☐ NO ☐

farmway Rd, the other enters Purple Sage Rd.

Submit a sketch of proposed lot split for attachment

NAME

PHONE NO.

ADDRESS

CITY

STATE

ZIP

SIGNATURE OF APPLICANT AND DATE

LOT SPLIT WITH DESIGNATED APPROACH LOCATION APPROVED.

SIGNATURE OF DIRECTOR OF HIGHWAYS

DATE

## COMPLETE IF - APPLYING FOR CONSTRUCTION PERMIT

### NOTICE:

This permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.

PRIOR TO EXCAVATION, CALL DIGLINE  
1 (800) 342-1585

PERMIT EXPIRES SIXTY (60) DAYS FROM ISSUE DATE. ALL WORK MUST BE COMPLETED PRIOR TO SIXTY (60) DAYS. DEPOSIT WILL BE FORFEITED AT END OF SIXTY (60) DAYS UNLESS OTHER ARRANGEMENTS ARE MADE WITH THIS OFFICE.

TYPE OF APPROACH: RESIDENCE ☒ COMMERCIAL ☐ FIELD ☐ OTHER ☐

I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL PROVISIONS PRINTED ON THE REVERSE SIDE. THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

NAME David Olsen

PHONE NO. 585-6059

ADDRESS 25114 North Middleton Rd

Middleton Id

CITY

STATE

ZIP

SIGNATURE OF AUTHORIZED REPRESENTATIVE AND DATE

PERMIT FEE PAID:

YES ☐

\$25.00

NO ☐

DEPOSIT PAID:

YES ☐

AMOUNT \$

NO ☐

Submit a sketch of approach for attachment

12" x 30' residential culvert

12" x 40' commercial culvert

No culvert required at this time

SUBJECT TO ALL TERMS, CONDITIONS AND PROVISIONS SHOWN ON THIS FORM, OR ATTACHMENTS. PERMISSION IS HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK AS DESCRIBED.

SIGNATURE/HIGHWAY DISTRICT PERSONNEL: Earl V. Bates DATE: 12-21-04



Canyon County  
Emergency Vehicle Access Turnarounds  
And  
Fire Suppression Water Supply

Applicant:

Dave Olson  
(Name)

Date: 12-16-04

Project Location:

25114 N. Middleton Rd  
(Address)

Farm Way  
(Approximate Address)

Middleton Canyon ID  
(City) (County) (State) (Zip)

Apple Sage  
(Cross Street Reference)

Phone 505-6059 (wk) \_\_\_\_\_ (hm)

Middleton Rural Fire District

Name of Department Having Jurisdiction

Roads

How many dwellings are accessed from this road? 7

Are roads serving only 1 or 2 dwellings at least 12 feet wide? yes no/na

Are roads serving only agricultural buildings at least 12 feet wide? yes no/na

Are roads serving 3 or more dwellings at least 20 feet wide? yes no/na

Are there any bridges? (min 70,000 lbs rating & 12 ft wide) yes no/na

Are curves proper radius? (28ft & 48ft) yes no/na

Is a turn-around required? (length greater than 150ft) yes no (Note 1)

If so, is its design approved? yes no/na (Note 1)

Is road grade 7% or less? yes no/na

Water Supply

Does the total square footage of the structure exceed 3200 square feet? yes no

Does the total square footage of the structure exceed 2100 square feet? yes no

Is there another structure within 50 feet of this structure? yes no

Is structure sprinklered instead of onsite water? yes no

Is an onsite water supply required for fire suppression? yes no (Note 1)

If so, how will it be supplied? (Municipal water / Pumping station / Underground tank)

(circle one)

Note 1: These items are determined by enclosure 1. If you are unsure of the answer leave it blank and we will make the determination based on your provided site plan.

Have all required agreements been recorded? yes no

Building permit / Proposed Split Approved yes no

(CIRCLE ONE)

[Signature]  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Marshal  
TITLE

12-16-04  
DATE

Certificate of Occupancy approved? (inspection required) yes no

[Signature]  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Marshal  
TITLE

12-16-04  
DATE

PLEASE ATTACH A DETAILED SITE PLAN TO THIS DOCUMENT OR IT CAN NOT BE PROCESSED!

Hey Craig Lot 6 is Fine!

[Signature]



OFFICE OF  
**OWYHEE COUNTY TREASURER**

Barbara Wright  
Treasurer

P.O. Box 128  
Murphy, Id 83650

Ex-Officio Tax Collector  
and Public Administrator

Phone 208 495-1158  
Fax 208 495-1173

DATE: 12-17-04

PARCEL # MH 02N 04W 35 8484

THE TAX STATUS OF THE ABOVE MENTIONED PARCEL IS AS FOLLOWS:

- ☒ PAID - The 2004 years taxes are paid in full and at this time there are no outstanding or delinquent taxes payable.
- ☐ UNPAID - The current years taxes have been billed and at this time are due and payable on or before December 20.
- ☐ FIRST 1/2 PAID - SECOND 1/2 UNPAID - The first half of the current years taxes have been paid and the second half is due and payable on or before June 20.
- ☐ NO RECORD of a mobile home being on the Owyhee County tax rolls in the name of \_\_\_\_\_.

THE DESCRIPTION OF THE ABOVE MENTIONED MOBILE HOME AS SHOWN ON THE TAX ROLL

ASSESSED TO: Juanita Ramos

Respectfully submitted,  
BARBARA WRIGHT, Treasurer/Tax Collector  
Owyhee County, Idaho

BY: Barbara Wright





## NOTUS- PARMA HIGHWAY DISTRICT No.2

P. O. Box 719

Parma, Idaho 83660

Telephone 208/722-5343

Fax 208/722-5896

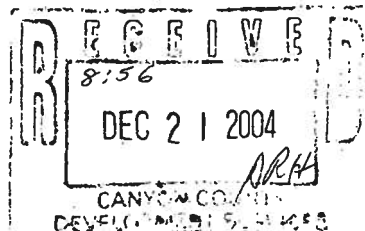
## Telefax Transmittal Sheet

Fax # 722-5896

Date 12-21-04To Pand ZAttention Craig Wolford "David Olsen"Fax # 454-6637Number of pages including cover sheet 2

Comments Craig; the permit is for the development  
AT the intersection of farmway and Purple Sage Rd  
thanking  
you

If unable to receive, please call 208/722-5343.





December 12, 2003

David Olsen  
25114 N. Middleton Rd.  
Middleton, ID 83644

**COPY**

RE: David Olsen's Manufactured Home Park

Dear Mr. Olsen:

This is the letter that I promised to send you subsequent to our meeting December 5, 2003 -- in preparation for you to move a mobile home into space #6 at your mobile home park situated at the southwest corner of Farmway and Purple Sage roads. We used a site plan from the Certificate of Zoning Compliance for the mobile home at space #5.

When you came to the office, you were confirming the status of the conditional-use-permit (CUP) conditions and verifying what had to be done prior to obtaining a permit for the mobile home to be located at space #6. We reviewed the following documents which I have attached for your convenience:

- Conditional Use Permit conditions;
- Minutes from Mr. Olsen 2/13/03 meeting with Canyon County's Board of Commissioners (Board);
- Mr. Olsen's 2/19/03 letter to the Board;
- The Board 2/26/03 response to Mr. Olsen's 2/19/03 letter;
- The Code Enforcement Officer 7/10/03 letter to Mr. Olsen; and
- Canyon County Code 07-15-05(3).

Following our discussion on December 5, 2003, you talked with Leon Jensen and obtained an application for a public hearing to request a change to two or three conditions contained in your CUP.



Unless the conditions of the CUP are modified by the Board at a public hearing, and before obtaining another building permit, the following actions need to take place.

1. Install and connect an irrigation-sprinkler system to the mobile home at space #5. (Condition No. 8).
2. Submit to DSD a blank copy of the rental contract, including right-to-farm acknowledgement. (Condition No. 3).
3. Plant and maintain certain tree types 10' apart along the southern boundary where the property is contiguous to Mr. Coombs' property. (Condition No. 4).
4. Keep open (do not pipe or cover) the ditch through the middle of the property – situated in a north-south direction.

Unless the conditions of the CUP are modified by the Board at a public hearing, and before requesting a final inspection for a mobile home on space #6, the following actions need to take place.

1. Install and connect an irrigation-sprinkler system to the mobile home at space #6. (Condition No. 8).

Before requesting a final inspection for a mobile home on space #4, the final home to be placed in the park, the following actions need to take place.

1. Tile and maintain the drainage ditch that is on the east and south edge of the property. (Condition No. 6 and Board 2/26/03 letter).
2. Keep open (do not pipe or cover) the ditch through the middle of the property – situated in a north-south direction, and provide grating to ensure that water from this ditch runs into the tiled ditch (Condition No. 6).
3. Developer shall fence the entire perimeter of the property with a four-to-six foot (4'– 6') chain-link fence as soon as financially feasible. (Condition No. 7). This condition has limited enforceability because of Canyon County Code 07-15-05(3), which states, "Fences ... are permitted ... to a height of six feet (6'), provided that no fence ... shall be over three feet (3') in height between the right-of-way line and setback line."



David Olsen  
December 12, 2003  
Page 3 of 3

Unless this condition of the CUP is modified at a public hearing, a three foot (3') chain line fence must be installed along Purple Sage and Farmway roads to meet. The remaining perimeter of the property should meet the four-to-six foot (4' - 6') requirement.

Building the chain link fence contiguous to the ends of, but not along, the Coombs' wooden fence, seems uncertain. When we talked, I thought that would be fine, but the July 10, 2003 Code enforcement letter stated the chain link fence needed to be a stand-alone fence. The Code Enforcement Officer's earlier determination is correct and, unless changed by the Board after a public hearing, should be complied with.

As mentioned above, I understand that you wanted the Board to modify a couple of conditions, so you intend to apply for a public hearing to change them:

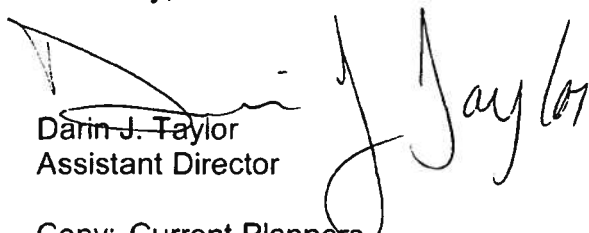
Condition No. 6 to be modified because you do not own the property to the east that has the drainage ditch you are supposed to tile and maintain. Also, you would like to pipe at least the portion of the north-south ditch, in the middle of the property, lying south of the private road.

Condition No. 7 to be modified so that you could build the fence a different height than the condition required and so that you could utilize the Coombs' existing fence.

Just a reminder, prior to requesting a building permit for a mobile home on space #4, the portion of the private road to access space #4 needs to be certified that it is constructed to the County's private road standards, and the turn around at the end of the private road needs approved by the fire district.

Please contact me if you have questions or would like additional information.

Sincerely,



Darin J. Taylor  
Assistant Director

Copy: Current Planners  
Jay Warren, Code Enforcement Officer



well and community water system. Lager 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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

10

DSD CASE NO. 011961L33-5N-3W

H:\Civil\Planning and Zoning\2002\Olsen CUP-PUD Approval FCOs.wpd



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

**ATTACHMENT "A"**

*Done per Brian C. SWDH  
12-12-03*  
1. Developer shall complete a subdivision engineering report and submit it to Southwest District Health Department. *SWDH*

*X* The development is subject to applicable regulations of all agencies with jurisdiction over the development.

*K DT  
1-9-03  
Habitat to side from rental front  
in condition on it. Reverts  
in initial attachment*  
*X* 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. *2 NO*

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.

*K DAW  
12-4-03  
Personal inspection*  
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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

29

DSD CASE NO. 011961L33-5N-3W

H:\Civil\Planning and Zoning\2002\Olsen CUP-PUD Approval FCOs wpd



## 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.



Commissioner Minute

February 13, 2003 - 1:45 p.m. - 2:10 p.m.

**MEETING WITH DAVID OLSEN REGARDING CLARIFICATION OF HIS  
CONDITIONAL USE PERMIT CONDITIONS**

Commissioners Todd Lakey, Robert Vasquez and Matt Beebe

David Olsen

Scott Spears Deputy P.A.

Deputy Clerk Claudia Amaral

*Claudia Amaral*

MEETING WITH DAVID OLSEN REGARDING CLARIFICATION OF HIS  
CONDITIONAL USE PERMIT. CONDITIONS

As scheduled, the Board met today with David Olsen regarding clarification of his Conditional Use Permit conditions. Mr. Olsen was approved in May of 2002 for 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. Present were: Commissioners Todd Lakey, Robert Vasquez and Matt Beebe; Scott Spears Deputy P.A.; David Olsen; and Deputy Clerk Claudia Amaral. Mr. Olsen said he has three conditions that he hasn't been able to complete on his development site due to finances and is asking for more time. He said Development Services will not issue him any more building permits until he completes Condition #5, #7 and #8. Condition #5 pertains to the construction of a playground. Condition #7 pertains to fencing the entire property. Condition #8 pertains to installing sprinklers throughout the property and maintaining all landscaping, trees, etc. Mr. Olson said he is not completely through with Condition #6 which pertains to the tiling of the drainage ditch. Commissioner Beebe said it was the Board's intention to let Mr. Olsen complete the conditions in phases when he was financially able to do them. Commissioner Beebe was the only one at the hearing. (Commissioner Lakey did not attend the hearing and Commissioner Vasquez was not elected to office yet.) Commissioner Beebe said Mr. Olson was up front at the hearing about the way he was going to play this out. He was honest in that financially this would need to be a staged project. Commissioner Beebe said it was the Board's intent to let this project be completed in "stages." Commissioner Beebe said some of the things he offered were above what was required. Mr. Spears said the Board could convey the intent to Development Services. Commissioner Vasquez asked why Mr. Olsen didn't question the conditions at the time of his hearing. He said it was his first hearing and assumed all conditions would be done in stages. Commissioner Beebe explained that at a hearing sometimes conditions are stated throughout a hearing and at the end of the hearing, people may not say everything they meant to say. After discussion, the Board said they need a letter from Mr. Olsen clarifying what he intends to do and when certain conditions will be completed in order for Development Services to issue him at least two more building permits. As soon as the Board receives Mr. Olsen's letter, they will write a letter to Development Services and attach Mr. Olsen's letter. Meeting ended at 2:10 p.m.

M-Olson.wpd



To the Commissioners,

As per our discussion on the Olsen 7 site mobile home park conditions of approval case no. 011961133-5n-3w, I wanted to reiterate the plan that we discussed at the commissioners' meeting.

# 5

The commissioners' stipulations sheet was to have the developer construct a 40' x 40' 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.

This as I stated shall be done. However, with the time of year and the costs of the development, I would like to have the system installed by July 15, 2003. This allows for weather conditions, excavation, and building time.

#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 the 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.

The object of tiling the ditch was to meet setbacks set forth by Southwest District Health's drain field requirements. Their rule states that you have to be approximately 45 feet back from an open ditch. If the drain fields were moved farther away from the ditch it would not need to be tiled. As to the development stage, this would be done on the last stage of the park's development. The maintenance of the ditch is always looked at by myself and is completed as needed.

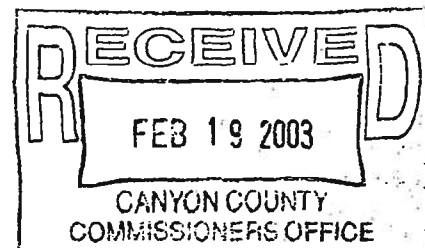
*Stages  
Affordability*

# 8

Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development in a living condition.

The sprinkler system is also done by stages. Once a manufactured home is installed on a pad site, water and power are brought to the trailer providing the resources needed to complete the sprinkler system. A standard procedure for sprinkler systems would be to have the home on the site, a test hole performed, a septic system installed, and a drain field installed. Once these have been completed, the sprinkler system would then be installed.

*Re: David  
Olsen  
Case*







# CANYON COUNTY COMMISSIONERS

Robert Vasquez  
District 1

Matt Beebe  
District 2

Todd Lakey  
District 3

1115 Albany ★ Caldwell, Idaho 83605 ★ Telephone: (208) 454-7507 ★ Fax: (208) 454-7336

February 26, 2003

Ms. Donna West  
Development Services Department

## Re: David Olsen's Conditional Use Permit

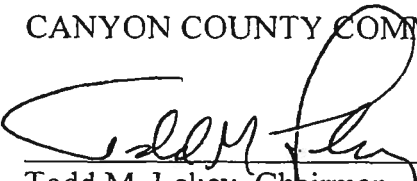
Dear Donna,

As we mentioned, we met with Mr. Olsen and discussed his Conditional Use Permit and the written conditions in the Findings. Commissioner Beebe is the only remaining Commissioner who sat in on the hearing. The discussion at the hearing clearly emphasized that this development would proceed in stages as Mr. Olsen could afford it. Mr. Olsen provided us a letter advising us of his plan which we have attached. We would like to give Mr. Olsen until July 15, 2003 to put in the playground. We agree that the ditch be tiled and be fully completed as part of the last stage of the project. We also agree that the sprinkler system be allowed to be completed in stages with the development of the sites.

Please allow Mr. Olsen to obtain building permits in stages in conjunction with the existing conditions and those clarified in this letter.

Thank you.

CANYON COUNTY COMMISSIONERS

  
Todd M. Lakey, Chairman

  
Commissioner Matt Beebe

  
Commissioner Robert Vasquez

TL:ca  
Attachment  
cc: David Olsen





# Development Services Department

1115 Albany Street · Calowell, Idaho · 83605 · (208) 454-7458 · (208) 454-6633 Fax  
DSDInfo@Canyoncounty.org

July 10, 2003

David Olsen  
25114 N. Middleton Road  
Middleton, ID 83606

COPY

RE: Conditions of Conditional Use Permit

Dear Mr. Olsen:

Thank you for coming to this office and the privilege of visiting with you at your project site. This letter is to serve as summary the items discussed concerning your property located at the southeast corner of Purple Sage road and Farmway road with Canyon County Assessor parcel R38154-000 in Section 33 Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. The subject property is currently zoned "A" (Agricultural).

✓  
one  
at DSW  
12-5-03  
1. Completion of a playground will be done by July 15, 2003. Completion will be measured by the installation of a 4' foot tall chain link fence with two (2) gates for access around a 40' X 40' area. Inside said area should be two (2) swings and a sand box. The sand box should have a minimum diameter of 4' feet.

one ✓  
2-17-03  
DT  
2. The completion of a tiled and maintained drainage ditch that is on the east and south edge of the property will be discussed after Unit #6 is in place and a current site plan has been submitted reflecting as-built septic drain fields locations and individual unit placement. Be aware that your testimony indicates that you offered to the Board "that tiling the ditch will make it safer for the proximity of the playground".  
Donna

3. A 3' foot tall chain link fence may be installed along Purple Sage and Farmway Roads to meet that portion of the requirement set forth in the approval of this project. The rest of the property fencing should meet the 4' tall chain link fence requirement. Any use of a board fence would be in addition to the requirement.

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by

Planning • Zoning • Building • Code Enforcement

Planning for properly growth and development through consistent administration and enforcement of County ordinances  
H:\Files\July03\Olsen 7-9-03.doc



Before a zoning compliance permit may be issued for the manufactured home that is already on site you will need to complete the following conditions.

- A. The planting of 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. The Combs' property is defined as Lot 9 Block 1 of Sunlight Terrace subdivision.
- B. Obtain a "Certificate of Occupancy for Unit #3.
- C. The lawn sprinkler system around Unit #3 shall be in operational form.

You may contact this office at (208) 454-7458, or to view the Canyon County Code you may go to [www.canyoncounty.org/dsd/codeenforcement.htm](http://www.canyoncounty.org/dsd/codeenforcement.htm) on the Internet.

Sincerely,




Dan Hunter  
Current Planner/Code Enforcement Officer  
[djhunter@canvonncounty.org](mailto:djhunter@canvonncounty.org)



zoning map by dimension from known references. (Ord. 97-001, 5-15-1997)

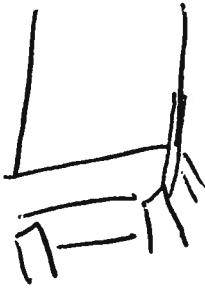
07-15-05: YARD AND SETBACK REQUIREMENTS EXCEPTIONS:

Certain structures that project into required yard areas are permitted, as herein specified, and shall not be considered to be obstructions or included in the calculation of coverage unless otherwise specified:

- 
- (1) Cornices, canopies, eaves or other projections which do not increase the volume of space enclosed by the building; provided, however, that none of these shall project into any required yard more than two feet (2').
  - (2) Exterior stairs of open design provided that no such stairs shall project into a required front or side yard more than three feet (3') and into any rear yard more than six feet (6').
  - (3) Fences, walls, and hedges are permitted in any required yard or along the edge of any yard to a height of six feet (6'), provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three feet (3') in height between the right-of-way line and setback line. Within the boundary lines of a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in any manner that would materially impede the line of vision between:
    - A. A height of three feet (3') and ten feet (10') above the center line grades of intersecting streets; and
    - B. A line joining points along the property lines at a distance of thirty feet (30') from the corner of the property lines.
  - (4) Public utility facilities constructed in, along, or adjacent to lot lines, roads or other ways. (Ord. 97-001, 5-15-1997)



David Olsen  
December 12, 2003  
Page 2 of 3



Unless the conditions of the CUP are modified by the Board at a public hearing, and before obtaining another building permit, the following actions need to take place.

1. Install and connect an irrigation-sprinkler system to the mobile home at space #5. (Condition No. 8).
2. Submit to DSD a blank copy of the rental contract, including right-to-farm acknowledgement. (Condition No. 3).
3. *Done* Plant and maintain certain tree types 10' apart along the southern boundary where the property is contiguous to Mr. Coombs' property. (Condition No. 4).

- Water Flow*
4. Keep open (do not pipe or cover) the ditch through the middle of the property – situated in a north-south direction.

Unless the conditions of the CUP are modified by the Board at a public hearing, and before requesting a final inspection for a mobile home on space #6, the following actions need to take place.

- Water Addressed*
1. Install and connect an irrigation-sprinkler system to the mobile home at space #6. (Condition No. 8).

Before requesting a final inspection for a mobile home on space #4, the final home to be placed in the park, the following actions need to take place.

- Drainage*
1. Tile and maintain the drainage ditch that is on the east and south edge of the property. (Condition No. 6 and Board 2/26/03 letter).
  2. Keep open (do not pipe or cover) the ditch through the middle of the property – situated in a north-south direction, and provide grating to ensure that water from this ditch runs into the tiled ditch (Condition No. 6).
  3. Developer shall fence the entire perimeter of the property with a four-to-six foot (4'– 6') chain-link fence as soon as financially feasible. (Condition No. 7). This condition has limited enforceability because of Canyon County Code 07-15-05(3), which states, "Fences ... are permitted ... to a height of six feet (6'), provided that no fence ... shall be over three feet (3') in height between the right-of-way line and setback line."



David Olsen  
December 12, 2003  
Page 3 of 3

Unless this condition of the CUP is modified at a public hearing, a three foot (3') chain line fence must be installed along Purple Sage and Farmway roads to meet. The remaining perimeter of the property should meet the four-to-six foot (4'- 6') requirement.

Building the chain link fence contiguous to the ends of, but not along, the Coombs' wooden fence, seems uncertain. When we talked, I thought that would be fine, but the July 10, 2003 Code enforcement letter stated the chain link fence needed to be a stand-alone fence. The Code Enforcement Officer's earlier determination is correct and, unless changed by the Board after a public hearing, should be complied with.

As mentioned above, I understand that you wanted the Board to modify a couple of conditions, so you intend to apply for a public hearing to change them:

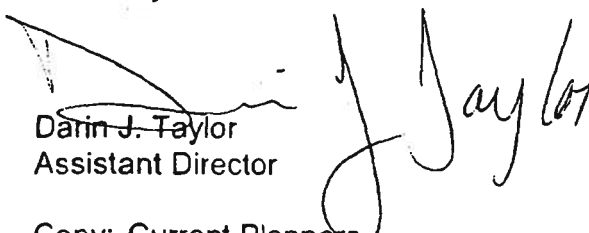
Yes O.P.   
For work   
Condition No. 6 to be modified because you do not own the property to the east that has the drainage ditch you are supposed to tile and maintain. Also, you would like to pipe at least the portion of the north-south ditch, in the middle of the property, lying south of the private road.

NO — Condition No. 7 to be modified so that you could build the fence a different height than the condition required and so that you could utilize the Coombs' existing fence.

Draw this   
for this   
Just a reminder, prior to requesting a building permit for a mobile home on space #4, the portion of the private road to access space #4 needs to be certified that it is constructed to the County's private road standards, and the turn around at the end of the private road needs approved by the fire district.

Please contact me if you have questions or would like additional information.

Sincerely,

  
Darin J. Taylor  
Assistant Director

Copy: Current Planners  
Jay Warren, Code Enforcement Officer



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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

27

DSD CASE NO. 011961L33-5N-3W

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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 24<sup>th</sup> 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: Manica 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.

FINDINGS OF FACT, CONCLUSIONS OF  
LAW AND ORDER

28

DSD CASE NO. 011961L33-5N-3W

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Exhibit 8h - 28





Office Copy  
BP2004-1331

**Canyon County Development Services Department**  
Building Division 1115 Albany, Caldwell ID. 83605  
Phone (208) 454-7460 Fax (208) 454-6633 www.Canyoncounty.org/dsd

## MANUFACTURED HOME/MOBILE HOME BUILDING PERMIT APPLICATION

Date: 12-16-04 2004  
Owner: David J Olsen Phone 585-6059 Cell 863-3652  
Address: 25114 N Middleton Rd City Middleton Zip 83644  
Applicant: Same Phone \_\_\_\_\_ Cell \_\_\_\_\_  
Applicant Address: Same City \_\_\_\_\_ Zip \_\_\_\_\_  
Installer: Dewise KAWGAS License No: \_\_\_\_\_  
Site Address: 24938 Space 6 Farming City Caldwell Zip 83604  
Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ -or- Sec. \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_  
Home Manufacturer: Flextronic Year Built 1994 Value \$ 8,000  
Number of Transportable Sections: 14 Width 66 Length 900 Sq. Ft.  
Living \_\_\_\_\_  
New \_\_\_\_\_ or move-on + Foundation only \_\_\_\_\_

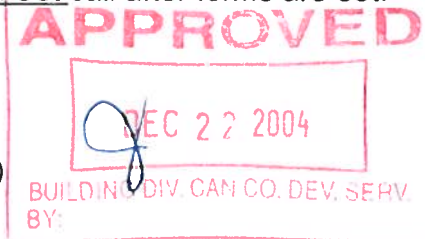
### Check below:

- ☒ Standard Set (with skirting using metal, vinyl or wood)
- ☐ Permanent Foundation Set (using concrete, masonry or pressure treated wood 24" below grade)
- ☐ Attached Garage \_\_\_\_\_ or basement \_\_\_\_\_ (furnish construction drawings)
- ☐ Covered Patio \_\_\_\_\_ raised deck > 30" \_\_\_\_\_ or carport \_\_\_\_\_ (furnish construction drawings)
- ☐ Home is to be declared as real property

### Required Inspections:

- ☐ Setback: For installations with Standard Set call for inspection after four (4) corners are staked.
- ☐ Footing/setback: For installations with Permanent Foundation Set call after forms are set.
- ☐ Final Inspection:

1. House set and tie-downs installed.
2. Beam and marriage line supports installed.
3. Foundation vents installed.
4. Ground cover/vapor barrier installed. Black 6 mill (.006)
5. Landing, steps and handrail installed.
6. Perimeter skirting installed. (if applicable)
7. Access to crawl space with cover installed.
8. Site grading away from foundation or skirting. Five percent (5%) horizontally req.
9. Heat tape and pipe insulation installed.
10. Heating duct supported above ground-all elbows and joints sealed. R-8 insulation req.
11. Wood stove and gas fireplaces inspected if installed after leaving factory.
12. Two exits maintained from home.
13. Attached 6" height address numbers in contrasting color to front of house.
14. Septic, water, and electric service connected to house.
15. Electric and plumbing inspections approved and posted by state inspectors.
16. Dryer vent exhausted to outside with back-draft damper.
17. Condensation drains to terminate outside of crawl space.



Applicant Signature David J Olsen Date 12-16-04



# Sec. 33 T5N R3W

2/20  
T

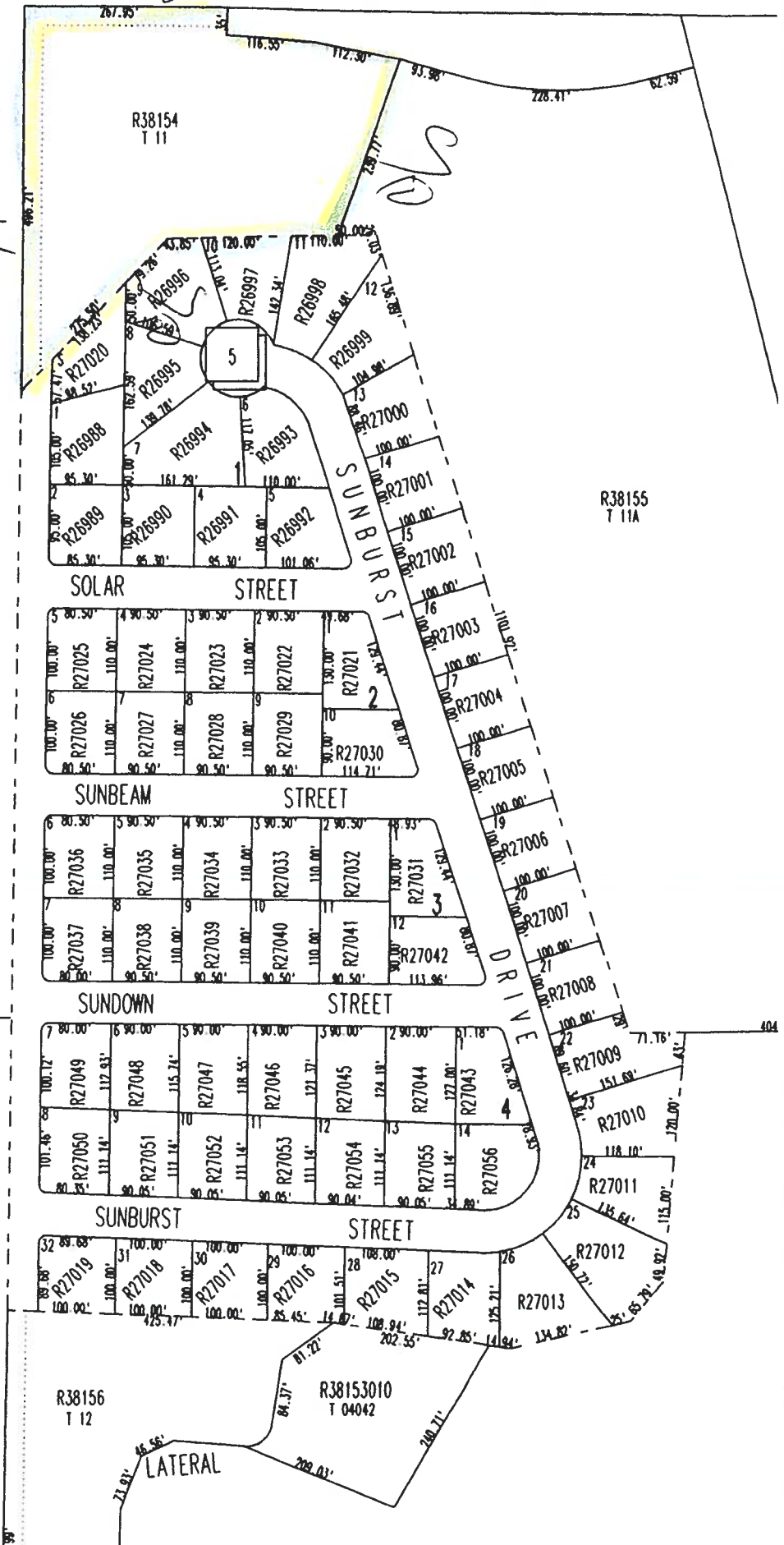
SSUMES

32  
134  
WIDDLETON RURAL  
T. #4

32  
134  
WIDDLETON RURAL  
T. #4

1/16

1
12
13
24
25









# Building Permit

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell ID 83605

## Project:

Site: 24938 Farmway Road

Caldwell, ID

Permit #: BP2004-1331

12/2/04BPN vwr:rmx

**Owner:** David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone: 208-585-6056  
Cellular:

**Parcel #:** R38154 (6)  
**Site Address:** 24938 Farmway Road  
**Project:**

**Applicant:** David Olsen  
PO BOX 711  
Middleton, ID 83644

Phone: 208-585-6056  
Cellular:

Caldwell, ID  
**Sec:** 33 **Twn:** 5N **Range:** 3W **Qtr:** A **Zoning:** A  
**Sub:**

**Contractor:** SELF

Phone: NA  
Cellular: NA

**Lot(s):** **Block:**

**1st Floor:** 900 **Porches:**

**2nd Floor:** **Patios:**

**Bonus Room:** **Decks:**

**Basement:** **Other:**

**Garage:**

**Issue Date:** 12/22/2004

**Item No:** 105 MFG. Home (Used)

**Proj. Type:** Move On

**Proj. Value:** \$8,000.00

**OCC. Group:** R-3

**CNST Type:** VE

**OCC Type:** Residential

**OCC Load:**

**Auto Sprinkler:** No

**Code Edition:** Idaho Mfgh Install

**Project Notes:** 1994 Fleetwood Manufactured Single Wide on standard set.

<b>Zoning Compliance</b>	\$40.00
<b>BLD Other MH Install</b>	\$100.00
	<b>\$140.00</b>

**Sec Line:** N/A  
**1/4 Sec Line:** N/A

**Setbacks:**

<b>Co Front:</b> 30	<b>City Front:</b>
<b>Co Side:</b> 10	<b>City Side:</b>
<b>Co Rear:</b> 20	<b>City Rear:</b>

## Zoning Condition(s):

Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.

Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.

Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

# SCANNED

Initial AKH Date: 6/26/07

## IMPORTANT INFORMATION

FOR INSPECTIONS CALL 454-7460

**Inspection Request:** It is the duty of the contractor or owner to notify this office when the work project is ready for required inspections. Persons making the request must provide the following information: 1) tracking number; 2) project address; 3) date and time when the inspection is needed; and 4) type of inspection.

**Separate Permits** are required for electrical and plumbing from the Idaho Department of Labor and Industrial Services. Homeowner's permit applications are available at this office.

**Permit Suspension/Expiration:** The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases an un-expired permit may be extended 180 days, total not to exceed 12 months.

This permit is issued subject to the regulations contained in the building code and zoning regulations of Canyon County, Idaho and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable thereto.

<u>David Olsen</u>	<u>12-23-04</u>	<u>Merry Freelove</u>	<u>12-22-04</u>
Signature of contractor or authorized agent	Date	Building Official/Staff	Date

24938 Farmway Rd, CA



**Canyon County**  
**Development Services Department**  
Building Department Project Information

**24938 Farmway Road**  
**Caldwell, ID**  
**Permit #: BP2004-1331**

BPpjlnf.run

<b>Owner:</b> David Olsen PO BOX 711 Middleton, ID 83644	Phone: 208-585-8059 Cellular:
<b>Applicant:</b> David Olsen PO BOX 711 Middleton, ID 83644	Phone: 208-585-8059 Cellular:
<b>Contractor:</b> SELF	Phone: NA Cellular: NA

**Parcel:** \_\_\_\_\_  
Address: 24938 Farmway Road  
Caldwell, ID  
**Parcel #: R38154 (6)**  
Sec: Twn: Range: Qtr: Zoning:  
33 5N 3W A  
Sub: \_\_\_\_\_  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_

**Project Notes:** Sec Line: N/A  
1/4 Sec Line: N/A  
1994 Fleetwood Manufactured Single Wide on  
standard set.

**Setbacks:** Co Front: 30 City Front:  
Co Side: 10 City Side:  
Co Rear: 20 City Rear:

Plans Received: December 22, 2004  
Proj. Type: Move On  
OCC. Group: R-3  
OCC Type: Residential  
Item No: 105 MFG. Home (Used)  
CNST Type: VB  
Code Edition: Idaho Mfgh Install Standards  
Auto Sprinkler: No  
Zone: A  
Total Fees: \$140.00  
Total Receipts: \$140.00

1st Floor: 900  
2nd Floor: \_\_\_\_\_  
Bonus Room: \_\_\_\_\_  
Basement: \_\_\_\_\_  
Garage: \_\_\_\_\_  
Porches: \_\_\_\_\_  
Patios: \_\_\_\_\_  
Decks: \_\_\_\_\_  
Other: \_\_\_\_\_

**Constructuion Value Total: \$8,000.00**

**Zoning Condition(s):**

Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.

Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.

Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.

Plan Check Approved By: \_\_\_\_\_ Date \_\_\_\_\_



# Inspection Request

Canyon County

Development Services Department

1115 Albany St.

Caldwell ID 83605

24938 Farmway Road

Caldwell, ID

Inspection #: INSP2004-8485

Permit #: BP2004-1331

Request Date: 12/22/2004

Inspect.rtm

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

**Contractor:** SELF  
**Applicant:** David Olsen  
PO BOX 711  
Middleton, ID 83644

**Parcel #: R38154 (6)**

Address: 24938 Farmway Road  
Caldwell, ID

Proj. Type: Move On  
OCC. Group: R-3  
OCC Type: Residential  
Item No: 105 MFG. Home (Used)  
CNST Type: VB  
OCC Load:  
Auto Sprinkler: No  
Code Edition: Idaho Mfg H

Sec: 33 Twn: 5N Range: 3W Qtr: Zoning: A

Subdivision:

Lot(s): Block:

1st Floor: 900  
2nd Floor:  
Bonus Room:  
Basement:  
Garage:  
Porches:  
Patios:  
Decks:  
Other:  
Flood Zone: X - Outside SFHA

Requestor: David  
Phone: 863-3652  
Inspt. Needed: 12-23-04  
Time of Day:  
Time:

## Project Notes:

Sec. Line: N/A

1/4 SEC. Line: N/A

Permit issue date: 12/22/2004

1994 Fleetwood Manufactured Single Wide on standard set.

Setbacks: Co Front: 30  
Co Side: 10  
Co Rear: 20

City Front:  
City Side:  
City Rear:

**Inspection Type: Building Setbacks**

**Inspector:**

**Passed? ☐**

## Inspection Checklist:



Inspector Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Mark H.*  
*12-23-04*  
*\* Setbacks Verified By owner*  
*\* OK to Proceed*



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell ID 83605

24938 Farmway Road  
Caldwell, ID

Inspection #: INSP2005-616

Permit #: BP2004-1331

Request Date: 1/26/2005

Inspect.rtm

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Contractor: SELF  
Applicant: David Olsen  
PO BOX 711  
Middleton, ID 83644

Parcel #: R38154 (6)  
Address: 24938 Farmway Road  
Caldwell, ID

Proj. Type: Move On  
OCC. Group: R-3  
OCC Type: Residential  
Item No: 105 MFG. Home (Used)  
CNST Type: VB  
OCC Load:  
Auto Sprinkler: No  
Code Edition: Idaho Mfg H

Sec: 33 Twn: 5N Range: 3W Qtr: Zoning: A

Subdivision:

Lot(s): Block:

1st Floor: 900  
2nd Floor:  
Bonus Room:  
Basement:  
Garage:  
Porches:  
Patios:  
Decks:  
Other:  
Flood Zone: X - Outside SFHA

Requestor: Dave  
Phone: 363-4932  
Inspt. Needed: 1/27/2005  
Time of Day:  
Time:

## Project Notes:

Sec. Line: N/A

1/4 SEC. Line: N/A

Permit issue date: 12/22/2004

1994 Fleetwood Manufactured Single Wide on standard set.

Setbacks: Co Front: 30  
Co Side: 10  
Co Rear: 20

City Front:  
City Side:  
City Rear:

Inspection Type:

Final

Inspector:

Passed? ☐

## Inspection Checklist:

- ☐ Building
- ☐ Landings
- ☐ Smoke Detectors
- ☐ Mechanical/Heating
- ☐ House Numbers
- ☐ Garage separation
- ☐ electrical final insp.
- ☐ Plumbing final insp.

call  
when  
ready

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Inspector Signature:

Date:

1-27-05

1) need approved set of plans  
2) show compaction test on fill areas



Canyon County  
Emergency Vehicle Access Turnarounds  
And  
Fire Suppression Water Supply

Applicant:

Date: 12-16-04

Dave Olson

(Name)

Project Location :

25114 N. Middleton Rd

(Address)

FARM WAY

(Approximate Address)

Middleton Canyon ID

(City) (County) (State) (Zip)

Apple Sage

(Cross Street Reference)

Phone 585-6059 (wk) \_\_\_\_\_ (hm)

Middleton Rural Fire District

Name of Department Having Jurisdiction

Roads

How many dwellings are accessed from this road? 7  
Are roads serving only 1 or 2 dwellings at least 12 feet wide? yes no/na  
Are roads serving only agricultural buildings at least 12 feet wide? yes no/na  
Are roads serving 3 or more dwellings at least 20 feet wide? yes no/na  
Are there any bridges? (min 70,000 lbs rating & 12 ft wide) yes no/na  
Are curves proper radius? (28ft & 48ft) yes no/na  
Is a turn-around required? (length greater than 150ft) yes no (Note 1)  
If so, is its design approved? yes no/na (Note 1)  
Is road grade 7% or less? yes no/na

Water Supply

Does the total square footage of the structure exceed 3200 square feet? yes no  
Does the total square footage of the structure exceed 2100 square feet? yes no  
Is there another structure within 50 feet of this structure? yes no  
Is structure sprinklered instead of onsite water? yes no  
Is an onsite water supply required for fire suppression? yes no (Note 1)  
If so, how will it be supplied? (Municipal water / Pumping station / Underground tank)  
(circle one)

Note 1 : These items are determined by enclosure 1. If you are unsure of the answer leave it blank and we will make the determination based on your provided site plan.

Have all required agreements been recorded? yes no

Building permit / Proposed Split Approved yes no

(CIRCLE ONE)

[Signature]  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Marshal  
TITLE

12-16-04  
DATE

Certificate of Occupancy approved? (Inspection required) yes no

[Signature]  
SIGNATURE

Robert FARRIS  
PRINT NAME

Fire Marshal  
TITLE

12-16-04  
DATE

PLEASE ATTACH A DETAILED SITE PLAN TO THIS DOCUMENT OR IT CAN NOT BE PROCESSED!

Hey Craig Lot 6 is Fine!

[Signature]



# Inspection Request

Canyon County  
Development Services Department  
1115 Albany St.  
Caldwell ID 83605

24938 Sp. 6 Farmway Road  
Caldwell, ID

Inspection #: INSP2005-2064

Permit #: BP2004-1331

Request Date: 3/17/2005

Inspect.rtm

CERTIFICATE OF OCCUPANCY REQUIRED BEFORE OCCUPYING STRUCTURE

Contractor: SELF  
Applicant: David Olsen  
PO BOX 711  
Middleton, ID 83644

Parcel #: R38154 (6)

Address: 24938 Sp. 6 Farmway Road  
Caldwell, ID

Proj. Type: Move On  
OCC. Group: R-3  
OCC Type: MFG Home  
Item No: 105 MFG. Home (Used)  
CNST Type: VB  
OCC Load:  
Auto Sprinkler: No  
Code Edition: Idaho Mfgh I

Sec: 33 Twn: 5N Range: 3W Qtr: Zoning: A

Subdivision:

Lot(s): Block:

1st Floor: 900  
2nd Floor:  
Bonus Room:  
Basement:  
Garage:  
Porches:  
Patios:  
Decks:  
Other:  
Flood Zone: X - Outside SFHA

Requestor: David  
Phone: 863-3652  
Inspt. Needed: 3/18/2005  
Time of Day:  
Time: Re-inspection/Call to meet  
Need final fire district approval in  
office/Illuminated or reflective #s are required.

## Project Notes:

Sec. Line: N/A

1/4 SEC. Line: N/A

Permit issue date: 12/22/2004

1994 Fleetwood Manufactured Single Wide on standard set.

Setbacks:

Co Front: 30

Co Side: 10

Co Rear: 20

City Front:

City Side:

City Rear:

Inspection Type: *Q*/Final

Inspector:

Passed? ☐

## Inspection Checklist:

- ☐ Building
- ☐ Landings
- ☐ Smoke Detectors
- ☐ Mechanical/Heating
- ☐ House Numbers
- ☐ Garage seperation
- ☐ electrical final insp.
- ☐ Plumbing final insp.

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*FDA 134545*

Inspector Signature: *Mark R...*

Date: *3-18-05*

*\* Final OK*



**Canyon County  
Development Services Department  
Certificate of Occupancy**

**Occupancy Issued:  
3/18/2005**

Zoning 454-7454

Building 454-7460

CCcertOC.srw

**Tracking Number: BP2004-1331**

**Owner:**

David Olsen  
PO BOX 711  
Middleton, ID 83644

**Parcel:**

Voice  
208-585-6059

24938 Sp. 6 Farmway Road, Caldwell, ID  
Parcel #: R38154 (6)  
Sec: 33 Twn: 5N Range: 3W  
Sub:  
Lot(s): Block:

**Project Info:**

Prj Value: \$8,000.00  
Item No: 105 MFG. Home (Used)  
Prj Type: Move On  
Occ Type: MFG Home

Auto Sprinkler: No  
Occ Group: R-3  
Occ Load:  
Cnstr Type: VB  
Zoning: A  
Code Edition: Idaho Mfgh Install Standards

**Project Notes:**

1994 Fleetwood Manufactured Single Wide on standard set.

**Zoning Condition(s):**

*Property owner is responsible for identification of all property boundaries to measure setbacks from. Structures must be at least sixty (60) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction.*

*Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.*

*Address numbers must be illuminated or reflective and displayed on the residence, at the driveway entrance and at the approach to the public road.*

This structure or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use. This structure or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use. The issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

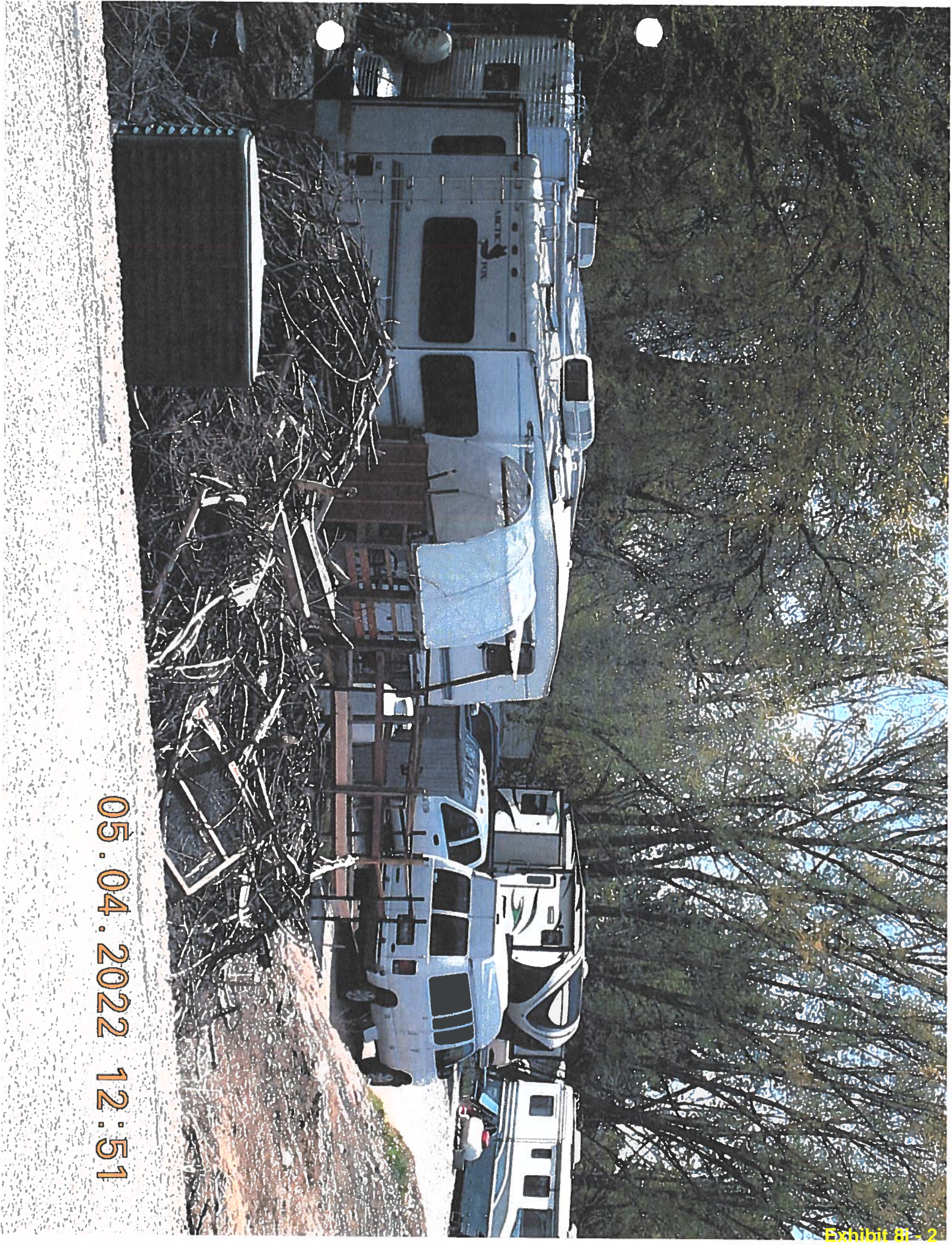
 3-22-05

Building Official / Inspector:





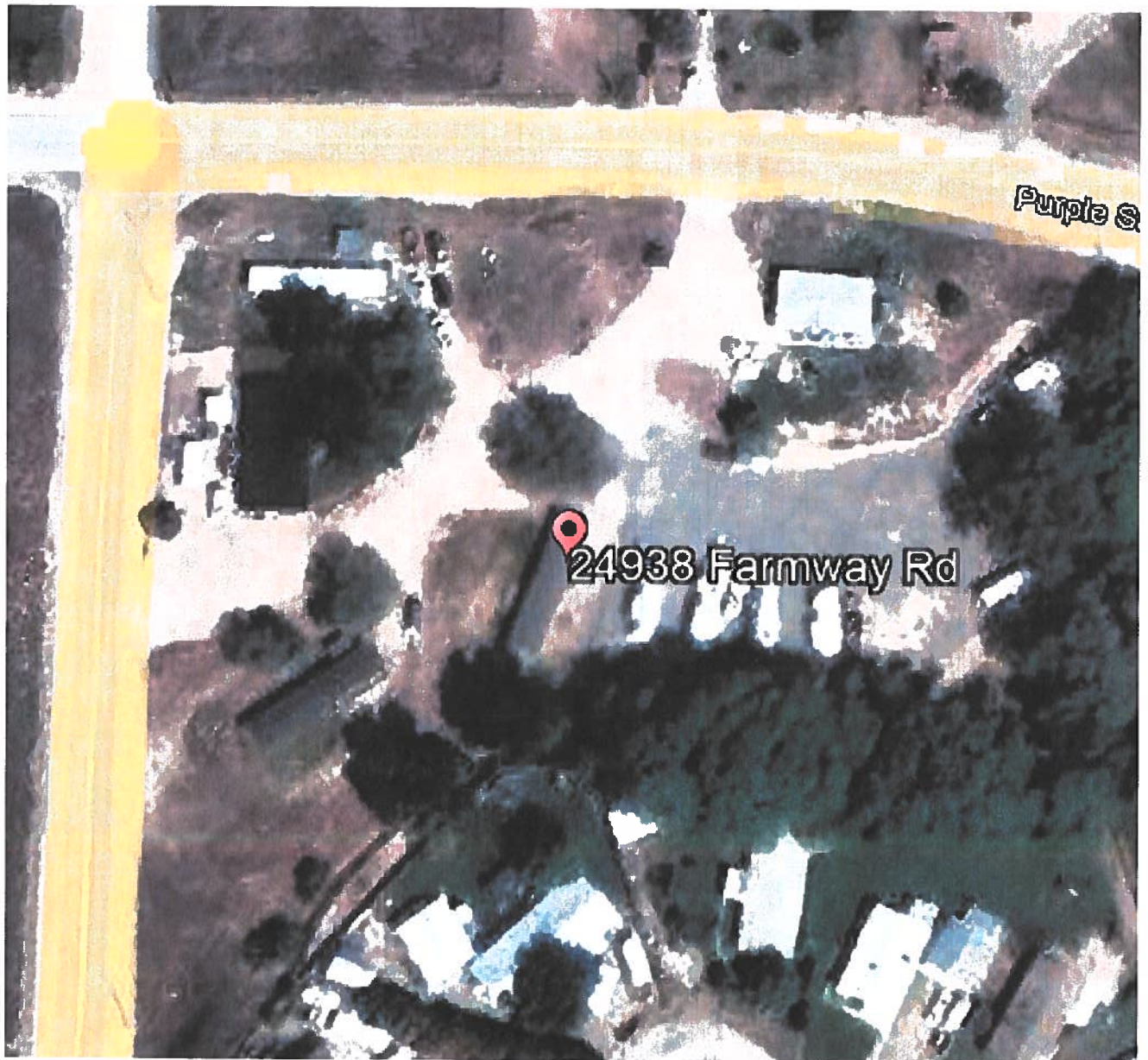




05.04.2022 12:51



2020:





# Canyon County, ID Web Map



1/24/2023, 1:15:25 PM

Parcel Number Search Query result County Boundary Canyon County Imagery\_2019

Hydro\_NHDFlowline Current Impact Area

CanyonCountyRoads

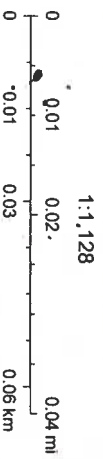
Roads

Roads

City Limits

Red: Band\_1  
Green: Band\_2  
Blue: Band\_3

Bureau of Land Management, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, COMPASS | Nampa, ID | Canyon County Sheriff's Office



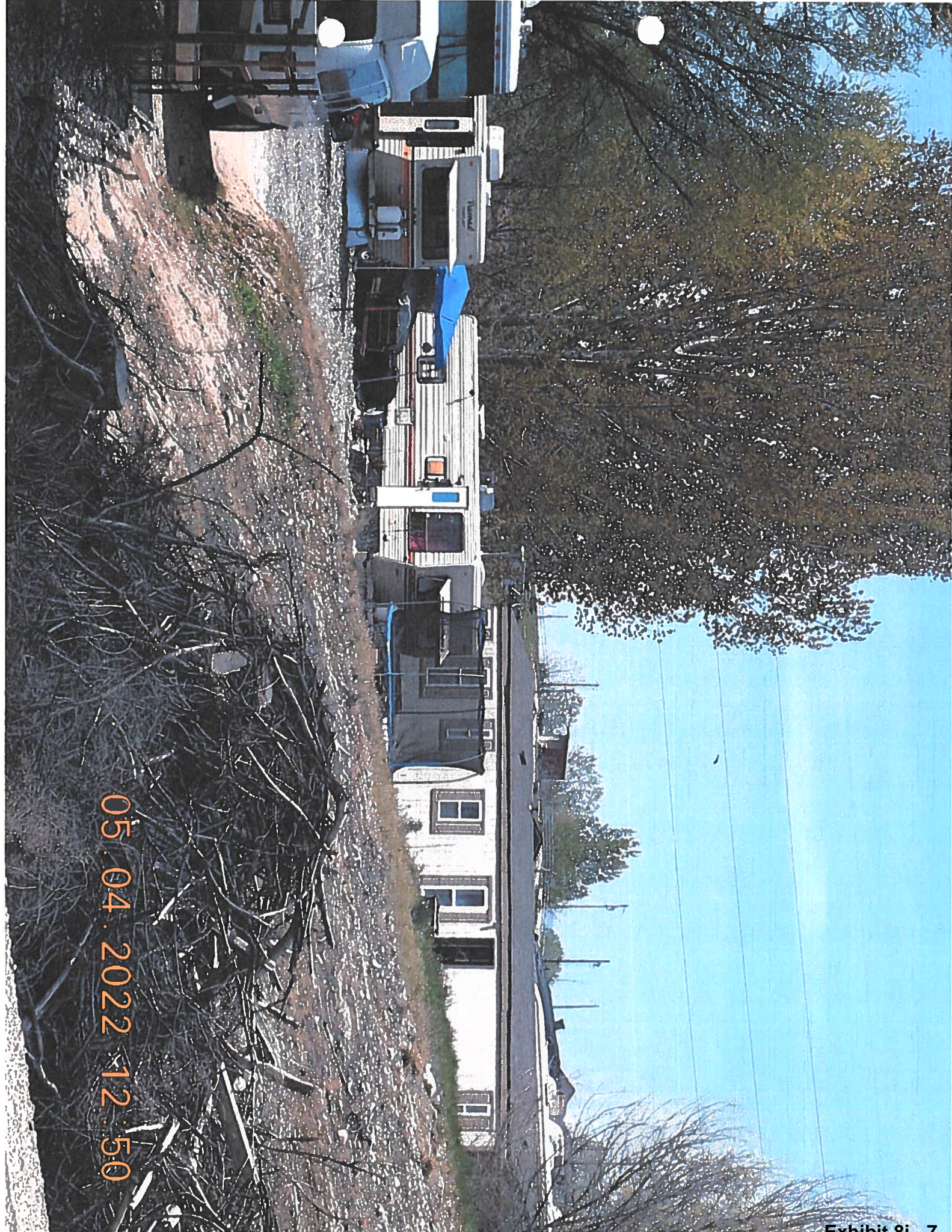


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05.04.2022 12:50





05.04.2022 12:50



## Olsen – CU2022-0035

# Site Visit

3/27/2023 & 4/9/2024







3/27/2023







3/27/2023







3/27/2023







3/27/2023







4/9/2024







4/9/2024







4/9/2024







4/9/2024





4/9/2024







4/9/2024







4/9/2024







4/9/2024







4/9/2024







4/9/2024







4/9/2024







4/9/2024







4/9/2024







4/9/2024





4/9/2024





**BOARD OF COUNTY COMMISSIONERS**  
**FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER**

In the matter of the application of:

**Olsen – CU2022-0035**

The Canyon County Board of County Commissioners consider the following:

- 1) Conditional Use Permit modification to an approved conditional use permit for a seven-unit mobile home park (CU2002-42) on Parcel R38154. The request will modify or remove conditions 5, 6, 7, and 8 of CU2002-42.

24938 Farmway Road, Caldwell; also referenced as Parcel R38154, a portion of the NW¼ of Section 33, Township 5N, Range 3W; Canyon County, Idaho.

**Summary of the Record**

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2022-0035.

**Applicable Law**

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures),
  - a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.
  - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
  - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCZO §07-07-01.
  - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.
  - e. If any person, including staff or a member of the commission, files a written notice presenting sufficient evidence, as determined by the director, that the conditions of the conditional use permit have been violated, the presiding party that made the final decision, shall set the matter for a public hearing notice in accordance with article 5 of this chapter. *See* CCZO §07-07-21.



2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6512.
3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504.
4. The Board can sustain, modify, or reject the Commission’s recommendations. *See* CCZO §07-05-03.
5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
6. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm’rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

The application, Case No. CU2022-0035, was presented at a public hearing before the Canyon County Board of County Commissioners on July 17, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decided as follows:

### **CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05**

#### **1. Is the proposed use permitted in the zone by conditional use permit?**

**Conclusion:** The requested modification to CU2002-42 must be heard by the presiding party that made the final decision. The Board of County Commissioners was the presiding party for Case No. CU2002-42.

**Findings:**

- (1) The requested modification is due to the mobile home park use not meeting conditions approved as part of Case No. CU2002-42 (Exhibit 2 and 5 of the staff report).
- (2) CCZO Section 07-07-21 states: *If any person, including staff or a member of the commission, files a written notice presenting sufficient evidence, as determined by the director, that the conditions of the conditional use permit have been violated, the presiding party that made the final decision, shall set the matter for a public hearing noticed in accordance with article 5 of this chapter.*
- (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

#### **2. What is the nature of the request?**

**Conclusion:** The applicant requests the following conditions of approval be amended or removed from the approval of CU2002-42 (Conditions 5-8; Exhibit 5 of the staff report):

5. *Developer shall construct a 40’ X 40’ foot playground in the southwest 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.* (Exhibit 5 of the staff report)
  - The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants (Exhibit 2 of the staff report).
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 the 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.* (Exhibit 5 of the staff report)
  - The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about the potential lawsuit for trespassing due to the drainage ditch to be tiled being located on the adjacent property (Exhibit 2 of the staff report).



7. *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.* (Exhibit 5 of the staff report)
  - The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed (Exhibit 2 of the staff report). The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.
8. *Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.* (Exhibit 5 of the staff report)
  - The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain (Exhibit 2 of the staff report). The applicant requests the conditions be amended to allow for xeriscape.

- Findings:**
- (1) The applicant submitted a letter of intent and photos regarding the requested modification (Exhibit 2 of the staff report).
  - (2) The requested modification substantially alters conditions 5-8 of CU2002-42 (Exhibit 5 of the staff report).
  - (3) See conclusions, findings, and evidence within criteria 3 through 8 for analysis and consistency per CCZO Section 07-07-05.
  - (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

### 3. Is the proposed use consistent with the comprehensive plan?

**Conclusion:** As modified, the request does not substantially alter the analysis, conclusions, and decisions regarding comprehensive plan consistency.

- Findings:**
- (1) Case No. CU2002-42 was approved subject to the goals and policies of the 1995 Canyon County Comprehensive Plan which designated the parcel as “agriculture” on the future land use map (Exhibit 3c of the staff report). The 2020 Canyon County Comprehensive Plan also designates the parcels as “agriculture” on the future land use map (Exhibit 3d of the staff report).
    - a. *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.* (Exhibit 5 of the staff report)
    - b. The modification does not alter the decision regarding alignment with the 1995 Canyon County Comprehensive Plan alignment (Exhibit 5 of the staff report):

#### PROPERTY RIGHTS

*In the 1994 Legislative Session, Idaho Code "67-8001, 8002, and 8003 were adopted to establish a process to better ensure 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 the 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 populations 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 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 fiber. 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 the 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 that 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 that would permit changes in 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 made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens for 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 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 lifestyle of the county's residents. [p. 14]*

Therefore, the Board concluded that *the proposed use is harmonious with and in accordance with the Comprehensive Plan* (Exhibit 5 of the staff report).

- (2) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.
- (3) See conclusions, findings, and evidence within criteria 4 through 8 for analysis and consistency per CCZO Section 07-07-05.

#### **4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

**Conclusion:** With modified conditions, the request does not substantially alter the analysis and findings regarding the surrounding uses and neighborhood character.

- Findings:**
- (1) The applicant requests the following conditions of approval be amended or removed from the approval of CU2002-42:
    5. *Developer shall construct a 40' X 40' foot playground in the southwest 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.*
      - The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants (Exhibit 2 of the staff report).
        - **BOCC Approval:** The playground was proposed by the owner (Pages 6,7, 10, and 26 of Exhibit 5 of the staff report). The applicant agreed to the condition of installing a playground within a fenced common area. The Board found that the playground provided open areas for residents and occupants of the development.
        - **Site Visit:** The location of the playground contains RVs. Staff did not see a common area with picnic tables, BBQ grates, or a walking path during the visit (Exhibit 9 of the staff report).
        - The proposed amended condition complies with the conclusions of law regarding CU2002-42 that the common area provides open areas for residents and occupants of the development:
          - *Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance.*



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 the 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.*
- The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about a potential lawsuit for trespassing due to the drainage ditch being tiled being located on the adjacent property (Exhibit 2 of the staff report).
    - BOCC Approval: The tiling of the drainage ditch was proposed by the applicant for septic system and safety reasons (Page 10, Exhibit 5 of the staff report). The drain is not in the jurisdiction of Black Canyon Irrigation District.
    - Site Visit: The drainage ditch is open/untiled (Exhibit 9 of the staff report).
    - The proposed amended condition complies with the conclusions and law per CU2002-42:
      - Remove the condition. The code in 1997 did not require drainage ditch tiling. The tiling requirement was imposed by the owner for safety purposes (Page 10, Exhibit 5 of the staff report). Black Canyon Irrigation District has no irrigation facility on the property; and therefore, does not require any action (Exhibit 4b of the staff report).
7. *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.*
- The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed (Exhibit 2 of the staff report). The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.
    - BOCC Approval: Fencing was proposed by the applicant around the playground/common area (Pages 5 & 10, Exhibit 5 of the staff report), and to address the neighbor's concerns (Pages 4, 8 & 10, Exhibit 5 of the staff report). The applicant agreed to the condition of a 4-6' tall chain link fencing along the perimeter as funds became available.
    - Site Visit: Approximately 100 feet of chain-linked fencing was found along Purple Sage Road. Approximately 100 feet of fencing (wood) along Farmway Road. Other than that, no fencing has been installed (Exhibit 9 of the staff report).
    - The proposed amended condition complies with the conclusions of law in the approval of Case No. CU2002-42:
      - *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.*
8. *Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.*
- The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain (Exhibit 2 of the staff report). The applicant requests the conditions be amended to allow for xeriscape.
    - BOCC Approval: Landscaping along the south boundary nearing the Sunlight Subdivision property was proposed due to neighbor concerns (Page 4, 5, 6, & 10, Exhibit 5). Landscaping throughout the property, such as irrigation, grass, and two trees per lot, was proposed by the applicant to create a desired appearance (Page 7, 8, & 10, Exhibit 5).
    - Site Visit: Trees are located along the drainage (east and south boundary), small pines near space #3, and two trees near space #1. Four large bushes were installed



near the south boundary near the Combs property (Parcel R26996). Some grass was identified near spaces 1, 6, and 7, but mostly consisted of mowed-down weeds (Exhibit 9).

- The proposed amended condition complies with the conclusions of law in the approval of Case No. CU2002-42:
  - *Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance.*

- (2) The request with modified conditions is not anticipated to impact the surrounding area. The area has not substantially changed since the 2002 decision (Exhibit 5 of the staff report). The subdivisions in the immediate vicinity are from the late 70s or early 2000s (Exhibit 3f of the staff report). The parcels to the south and east consist of mobile home parks (Exhibit 3a & 3b of the staff report).
- (3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.
  - a. All comments received were not opposed to the requested modification (Exhibit 4 of the staff report).
- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

**5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

**Conclusion:** The modification does not impact past decisions regarding adequate facilities.

- Findings:**
- (1) The mobile home park is served by a shared well (Exhibits 2, 5, and 8 of the staff report).
  - (2) Southwest District Health reviewed and approved the septic system for each mobile home as required by CU2002-42 (Exhibit 5 & 8 of the staff report).
  - (3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.
    - a. Black Canyon Irrigation District (BCID) finds the irrigation service is not in use (Exhibit 4b of the staff report). There are no irrigation district facilities located on the subject parcel or adjacent parcel. BCID requires no action.
  - (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

**6. Does legal access to the subject property for the development exist or will it exist at the time of development?**

**Conclusion:** The request does not impact analysis and decisions regarding adequate access.

- Findings:**
- (1) The manufactured homes on the parcels were approved via building permits which included access review and approval by the Notus-Parma Highway District consistent with CU2002-42 (Exhibit 5 & 8 of the staff report).



- (5) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.
  - a. Notus-Parma Highway District does not oppose the modifications and states the access points and approach on Farmway Road and Purple Sage Road are approved (Exhibits 4d of the staff report).
- (2) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

**7. Will there be undue interference with existing or future traffic patterns?**

**Conclusion:** The requested modification does not impact the analysis and decisions regarding traffic.

- Findings:**
- (6) The manufactured homes on the parcels were approved via building permits which included review and approval by the Notus-Parma Highway District consistent with CU2002-42 (Exhibit 5 & 8 of the staff report).
  - (7) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.
    - a. Notus-Parma Highway District and Idaho Transportation Department do not oppose the modifications (Exhibits 4d & 4e of the staff report).
  - (8) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

**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?**

**Conclusion:** The requested modification does not alter or impact the analysis and conclusions regarding essential services.

- Findings:**
- (1) The manufactured homes on the parcels were approved via building permits which included review and approval by the Middleton Fire District consistent with CU2002-42 (Exhibit 5 & 8 of the staff report).
  - (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.
    - a. Essential services such as Middleton School District, Middleton Fire District, Canyon County Sheriff's Department, and Canyon County Paramedics/EMT were provided an opportunity to comment.
    - b. Middleton Fire District does not oppose the request subject to access remaining unobstructed, appropriately placed address identification, and building and fire code violations being addressed (Exhibit 4d of the staff report).
  - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.



## Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** Case #CU2022-0035, a conditional use permit modification to conditions 5, 6, 7 & 8 of Case No. CU2002-42 as follows:

### Conditions of Approval

1. The developer shall complete a subdivision engineering report and submit it to the Southwest District Health Department. (Unchanged; See Exhibit 5 of the staff report)
2. The development is subject to applicable regulations of all agencies with jurisdiction over the development. (Unchanged; See Exhibit 5 of the staff report)
3. Rental agreements must prohibit renters from interfering with agricultural properties and operations in the area. Each rental agreement shall include a right-of-farm acknowledgment in accordance with the language in Exhibit "B", which is attached thereto and by this reference, made a part thereof. (Unchanged; See Exhibit 5 of the staff report)
4. The 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. (Unchanged; See Exhibit 5 of the staff report)
5. *Amended:* Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance.
  - ~~Developer shall construct a 40' X 40' foot playground in the southwest 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. *Amended:* Remove Condition #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 the 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. *Amended:* The developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.
  - ~~Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.~~
8. *Amended:* Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance.
  - ~~Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.~~

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.



**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CANYON COUNTY BOARD OF COMMISSIONERS**

- \_\_\_\_\_ Motion Carried Unanimously
- \_\_\_\_\_ Motion Carried/Split Vote Below
- \_\_\_\_\_ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Rick Hogaboam, Clerk

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_





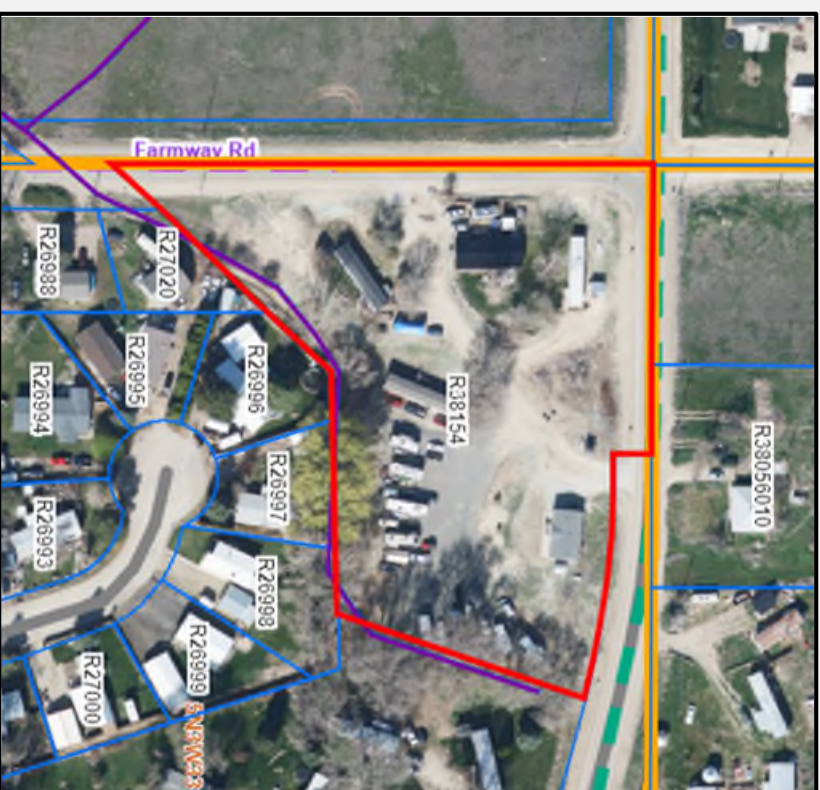
# CU2022-0035 - OLSEN

**BOARD OF COUNTY COMMISSIONERS**  
**JULY 17, 2024**



# REQUEST

- The owner, David Olsen, requests a modification to an approved conditional use permit for a seven-unit mobile home park (CU2002-42) on Parcel R38154. The request will modify or remove conditions 5, 6, 7, and 8 of CU2002-42.
- The subject property is located at 24938 Farmway Rd., Caldwell





## BACKGROUND

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## BACKGROUND

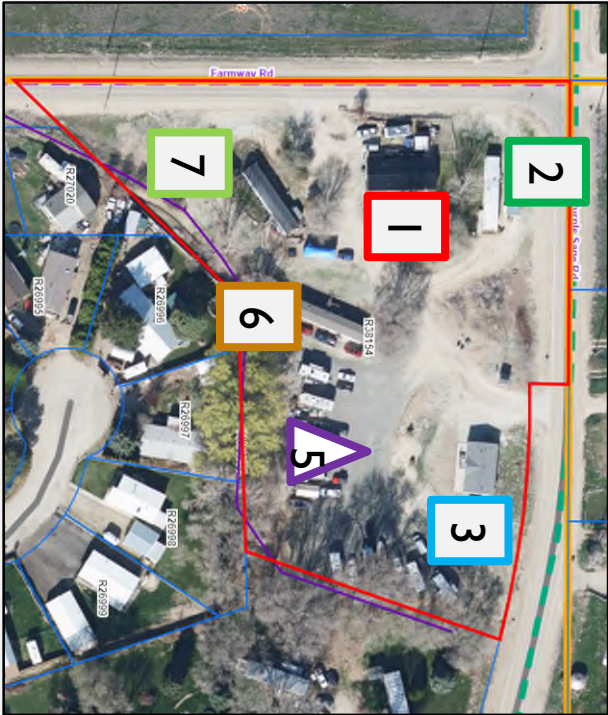
- 
- An aerial photograph of a residential area with several parcels highlighted by colored boxes and numbers. The parcels are numbered 1, 2, 3, 5, and 7. Parcel 1 is a red rectangle, Parcel 2 is a green rectangle, Parcel 3 is a blue rectangle, and Parcel 7 is a green rectangle. A purple triangle with the number 5 is also present. The map includes Farmway Rd at the top and a road on the right. Various parcel numbers are visible, such as R27070, R26995, R26972, R26997, R26998, and R26999.





# BACKGROUND

- On December 21, 2004, a manufactured home was issued on Space #6 (BP2004-1331, Exhibit 8h). On November 13, 2003, a manufactured home was approved in Space #5 (BP2003-1163, Exhibit 8f).
- The permit included condition compliance requirements and timeframes to complete the playground, irrigation for landscaping, and ditch tiling. The permit was approved with CU2002-42 concerns. The Board of County Commissioners deferred condition compliance until the last space was filled.
- Space #4 was never completed and between 2018 & 2019, the manufactured home in Space #5 (BP2003-1163) was removed.
- On April 18, 2022, a code violation was opened for establishing an RV park without approval (CDEF2022-0086, Exhibit 8i). The applicant applied for a conditional use permit for an RV Park on July 12, 2022 (CU2022-0035). Upon review, DSD staff found that conditions 5-8 of CU2002-42 were not in compliance.





# APPLICABLE CODE

- *07-07-21: VIOLATION OF CONDITIONS: If any person, including staff or a member of the commission, files a written notice presenting sufficient evidence, as determined by the director, that the conditions of the conditional use permit have been violated, the presiding party that made the final decision, shall set the matter for a public hearing noticed in accordance with article 5 of this chapter.*
- Per CCZO §07-10-27, PUDs and mobile home parks are prohibited in the “A” Zone. The request is to modify the conditions of an approved conditional use permit (CU2002-42, Exhibit 5 & 6). The approval is considered legal non-conforming. Therefore, the request should not expand or extend the approved use (CCZO Section 07-11-07 - Nonconforming Use).





# REQUESTED MODIFICATION

5. Developer shall construct a 40' X 40' foot playground in the southwest 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.
  - Request: The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants (Exhibit 2).
  - BOCC Approval: The playground was proposed by the owner (Pages 6, 7 & 10 of Exhibit 5). The applicant agreed to the condition of installing a playground within a fenced common area.
  - Site Visit: The location of the playground contains RVs. Staff did not see a common area with picnic tables, BBQ grates, or a walking path during the visit (Exhibit 9).



Ex. 8f - 13



Ex. 9





# REQUESTED MODIFICATION

## 5. *Condition Options*

- Require condition compliance as approved (Exhibit 5);
- Amendment to Condition 4: Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance; or
- Remove the condition. The code in 1997 did not require a playground. The playground requirement was imposed by the owner to keep up appearances to protect his investment (Page 8, Exhibit 5). The two mobile home parks adjacent to the subject parcel do not have playgrounds. No comments were received from property owners within 600 feet.





# REQUESTED MODIFICATION

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 the 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.*

- Request: The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about the potential lawsuit for trespassing due to the drainage ditch to be tiled being located on the adjacent property (Exhibit 2).
- BOCC Approval: The tiling of the drainage ditch was proposed by the applicant for septic system and safety reasons (Page 10, Exhibit 5). The drain is not in the jurisdiction of Black Canyon Irrigation District.
- Site Visit: The drainage ditch is open/untiled (Exhibit 9).





# REQUESTED MODIFICATION

## 6. *Condition Options*

- Require condition compliance as approved (Exhibit 5); or
- Remove the condition. The code in 1997 did not require drainage ditch tiling. The tiling requirement was imposed by the owner for safety purposes (Page 10, Exhibit 5). Black Canyon Irrigation District has no irrigation facility on the property; and therefore, does not require any action (Exhibit 4b).





# REQUESTED MODIFICATION

7. *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.*
- Request: The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed (Exhibit 2). The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.
  - BOCC Approval: Fencing was proposed by the applicant around the playground/common area (Page 5 & 10, Exhibit 5), and to address the neighbor's concerns (Page 4, 8 & 10, Exhibit 5). The applicant agreed to the condition of a 4-6' tall chain link fencing along the perimeter.
  - Site Visit: Approximately 100 feet of chain-linked fencing was found along Purple Sage Road. Approximately 100 feet of fencing (wood) along Farmway Road. Other than that, no fencing has been installed (Exhibit 9).



Ex. 9





# REQUESTED MODIFICATION

## 7. *Condition Options:*

- Require condition compliance as approved (Exhibit 5); or
  - *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.*
- Remove the condition. The code in 1997 did not require fencing. No comments were received from property owners within 600 feet. 4-6-foot tall fencing exists along the south boundary installed by the owners within Sunlight Terrance Subdivision (Exhibit 9).





# REQUESTED MODIFICATION

Ex. 9

8. *Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.*
  - Request: The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain (Exhibit 2). The applicant requests the conditions be amended to allow for xeriscape.
  - BOCC Approval: Landscaping along the south boundary nearing the Sunlight Subdivision property was proposed due to neighbor concerns (Page 4, 5, 6, & 10, Exhibit 5). Landscaping throughout the property, such as irrigation, grass, and two trees per lot, was proposed by the applicant to create a desired appearance (Page 7, 8, & 10, Exhibit 5).
  - Site Visit: Trees are located along the drainage (east and south boundary), small pines near space #3, and two trees near space #1. Four large bushes were installed near the south boundary near the Combs property (Parcel R26996). Some grass was identified near spaces#1, 6, and 7, but mostly consisted of mowed-down weeds (Exhibit 9).





# REQUESTED MODIFICATION

Ex. 9

8. *Condition Options:*

- Require condition compliance as approved (Exhibit 5);
- Amendment: Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance; or
- Remove the condition. The County Code in 1997 did not require landscaping. No comments were received from property owners within 600 feet.





# COMMENTS

## AGENCY

## PUBLIC

- Idaho Dept. of Environmental Quality (Exhibit 4a)
- Black Canyon Irrigation District (Exhibit 4b)
- Notus-Parma Highway District (Exhibit 4c)
- Middleton Star Fire District (Exhibit 4d)
- Idaho Transportation Department (Exhibit 4e)
- No comments were received.





# RECOMMENDATION

Staff recommends approval of the request subject to the following condition modification:

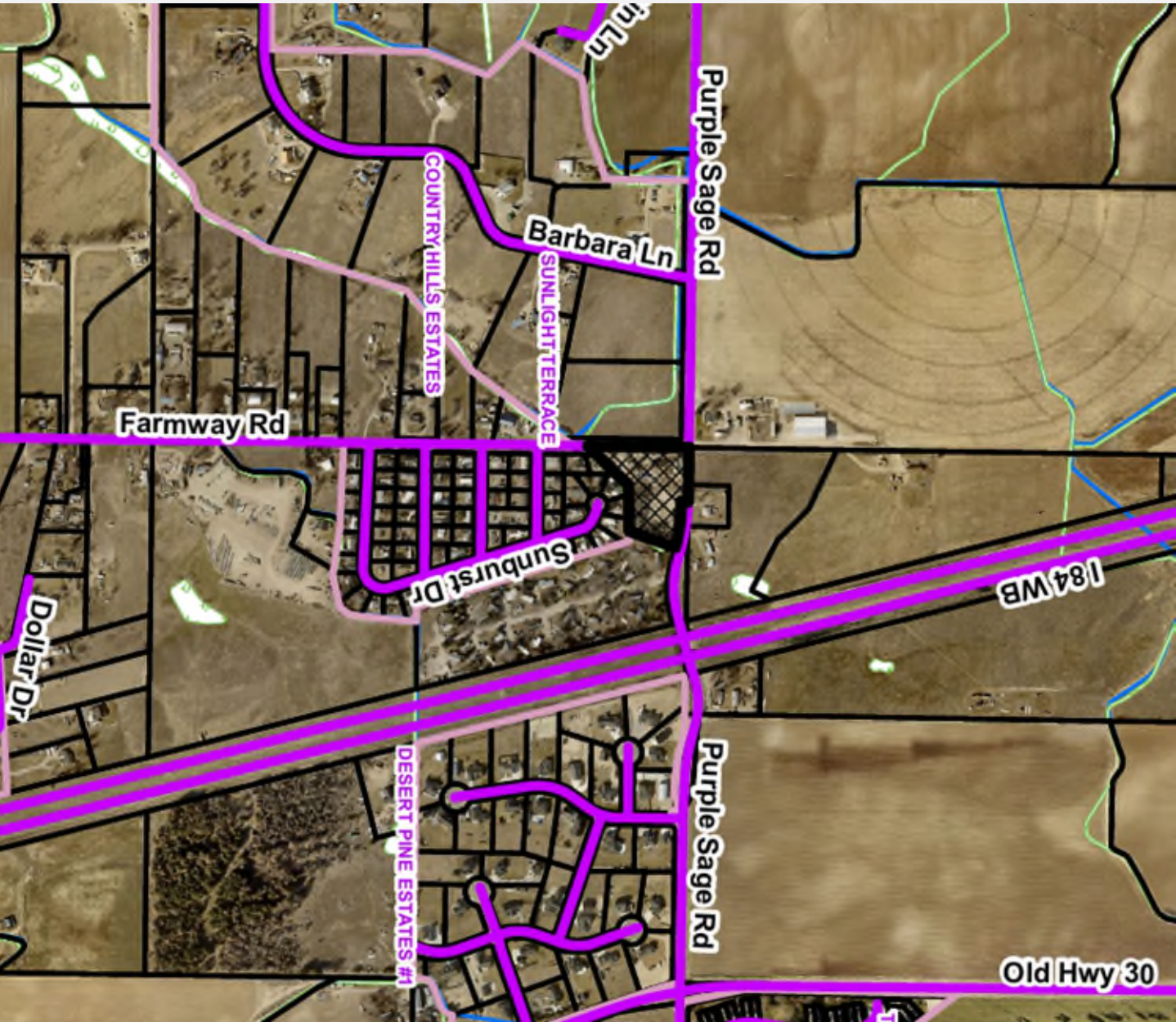
- Amend Condition #5: Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance.
- Remove Condition No. 6 regarding the ditch tiling.
- Uphold and amend Condition #7: Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.
- Amend Condition #8: Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance. See comment above.

## Decision Options:

- Approve the modification to CU2002-42 as requested or as modified.
- Deny the modification to CU2002-42 and direct staff to provide findings to support the decision.
- Continue the hearing to request additional information be submitted.







Ex. 3a