

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, August 26, 2024 4:39 PM
To: Arbay Mberwa
Subject: [External] RE: Initial Agency Notification CU2023-0027 Harris

Hi Arbay,

Per request for comments:

Will a Nutrient Pathogen Study be required? No, the project is NOT in a designated Nitrate Priority Area.

Will adequate sanitary systems be provided to accommodate the use? A pre-development meeting was conducted on 12/19/2023. There is the potential for a future shop that will have its own septic system, and at which point the applicant would need to apply for a septic permit. However, the dog kennel would require hair traps/floor drains with effluent filters in the septic tank with an adequately sized septic system to accommodate the use of the kennel.

I may want to revisit this proposal with the applicant.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, August 1, 2024 10:29 AM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; '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>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org'

<gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>;
'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford
<Brian.Crawford@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell
<mstowell@ccparamedics.com>; Diana Little <Diana.Little@canyoncounty.id.gov>; Tom Crosby
<Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur
<Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>;
'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov'
<westerninfo@idwr.idaho.gov>

Subject: Initial Agency Notification CU2023-0027 Harris

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.

Please see the attached agency notice. You are invited to provide written testimony or comments by **September 2, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

Arbay Mberwa

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, August 13, 2024 9:57 AM
To: Arbay Mberwa
Cc: Amber Lewter
Subject: [External] RE: Initial Agency Notification CU2023-0027 Harris

Good Morning, Arbay –

After careful review of the transmittal submitted to ITD on August 1, 2024 regarding Cu2023-0027 Harris, the Department has no comments or concerns to make at this time. This application will not affect transportation on any 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
Website: itd.idaho.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, August 1, 2024 10:29 AM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; '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>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Diana Little <Diana.Little@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>
Subject: Initial Agency Notification CU2023-0027 Harris

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Please see the attached agency notice. You are invited to provide written testimony or comments by **September 2, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Arbay Mberwa

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Tuesday, August 27, 2024 11:40 AM
To: Arbay Mberwa
Subject: [External] CU2023-0027 Hollow Rd- Harris Dog Kennel
Attachments: CU2023-0027 Hollow Rd- Harris Dog Kennel.pdf

Hi Arbay-

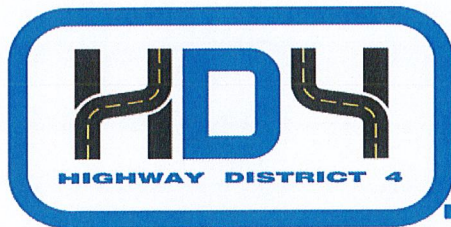
Please see the attached comments from HD4 on the proposed conditional use at 13979 Hollow Rd.
Please forward a copy of these comments to the applicant for their use.

Respectfully,

Chris Hopper, P.E.
District Engineer



Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

August 27, 2024

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

RE: CU2023-0027 Rick & Laura Harris
Dog Kennel- 40 animals
Canyon County Parcel R37812011 aka 13979 Hollow Rd

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcels for purposes of operating a dog kennel (up to 40 dogs) within an Agricultural zone. The subject property is located near the northeast corner of Hollow Rd and Harvey Rd in the NE ¼ Section 14 T5N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 2.6 acres. The parcel has approximately 500-feet of frontage on Hollow Rd along the northerly boundary. The property was split from a larger agricultural parcel in 2017 for rural residential construction.

Hollow Rd adjacent to the subject property is classified as a major collector on the functional classification maps adopted by Canyon Co and HD4. Existing r/w width is a 25-foot half width prescriptive right-of-way, measured from the existing road centerline. Ultimate r/w width for a collector road is a 40-foot half width, measured from the section line.

Access

Access for the current rural residential use is via a gravel driveway approach to Hollow Rd approximately 290-feet east of Harvey Rd. This approach is suitable for the proposed conditional use based on the applicant's description of limited to no customer site visits.

Transportation Impacts

Based solely on the applicant's description of typical operations, there do not appear to be additional impacts to the transportation system from this use compared with an ordinary residential property.

HD4 reserves the right to assess the vehicle trips generated by this conditional use in the future, and if warranted, apply mitigation requirements (such as a paved driveway approach), or assess transportation impact fees for additional traffic impacts created by this conditional use above those associated with a typical single family residence.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'CH', with a long horizontal flourish extending to the right.

Chris Hopper, P.E.
District Engineer

File: Hollow Rd- CU2023-0027 Harris Dog Kennel

Arbay Mberwa

From: Arbay Mberwa
Sent: Wednesday, August 21, 2024 1:22 PM
To: 'Amy Thompson'
Subject: RE: [External] DEQ Comment Requests - CU2023-0027, CU2023-0025

Dear Amy Thompson,

Thank you for the agency comments.



Arbay Mberwa

Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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8am – 5pm

Wednesday

1pm – 5pm

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From: Amy Thompson <Amy.Thompson@deq.idaho.gov>
Sent: Wednesday, August 21, 2024 8:33 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] DEQ Comment Requests - CU2023-0027, CU2023-0025

Dear Arbay Mberwa,

Please see the attached for DEQ comments on these applications.

Sincerely,

Administration

Idaho Department of Environmental Quality
1445 N Orchard Street
Tel: (208) 373-0550

<http://www.deq.idaho.gov/>

Our mission: *To protect human health and the quality of Idaho's air, land, and water.*

 Please consider the environment before printing this email.



August 20, 2024

Arbay Mberwa, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Case No. CU2023-0027 Harris

Dear Arbay Mberwa:

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- 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

Canyon County, ID Web Map



12/29/2023, 2:42:36 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



Hydro_NHDFlowline

CanyonCountyRoads



Roads

Imagery_2022



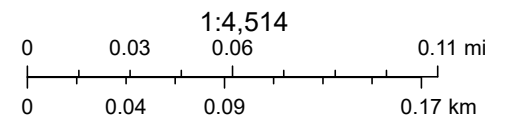
Red: Band_1



Green: Band_2



Blue: Band_3



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Rick & Laura Harris	
	MAILING ADDRESS:	13979 Hollow Rd Caldwell, ID 83607	
	PHONE:	[REDACTED]	EMAIL:
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p>			
Signature:		Laura Harris	Date: 10/21/2023

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS:	13979 Hollow Rd Caldwell	
	PARCEL NUMBER:	R378120110	
	PARCEL SIZE:	2.61	
	REQUESTED USE:	Kennel : Dog Breeder	
	FLOOD ZONE (YES/NO)	no	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2023-0027	DATE RECEIVED:	12-29-23
RECEIVED BY:	Deh Root	APPLICATION FEE:	\$950.00 \$5099
		<input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH	



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Site Plan (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed		dr
Proof of application/communication with (varies per application):		
Southwest District Health		dr
Irrigation District N/A		
Fire District MIDDLETON FIRE		dr
Highway District/ Idaho Transportation Dept. CANYON #4		dr
Area of City Impact N/A		
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$950.00	\$950	OK 5099
\$600.00 (CUP Modification)		

Fees are non-refundable

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

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

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

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

Chris Hopper
chopper@hwydistrict4.org

1500 gallon tank

missing

Need list of prop owners that it was sent to?

What Date was the letter sent to the neighbors?

Need a more detailed Site plan.

Sleepy Hollow



R37812010

Hollow Rd

5N3W02

5N3W02

R37812011

☐ CANYON COUNTY ☐ MELBA ☐ NOTUS
☐ MIDDLETON

261794

IDAHO UNIFORM CITATION

IN THE DISTRICT COURT OF THE 3RD JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON
STATE OF IDAHO

VS.

☐ COMPLAINT AND SUMMONS
☐ Infraction Citation
OR
☐ Misdemeanor Citation

Last Name)
First Name)
Middle Initial)
☐ S.T.E.P.
☐ Commercial Vehicle Driven by this Driver

IPUC # _____ USDOT TK Census # _____

☐ Operator ☐ Class A ☐ Class B ☐ Class C ☐ Class D ☐ Other
☐ GWR 26001 + ☐ 16 + Persons ☐ Placard Hazardous Materials DR# _____

Home Address _____

Business Address _____ Ph # _____

THE UNDERSIGNED OFFICER (PARTY) HEREBY CERTIFIES AND SAYS:

I certify I have reasonable grounds, and believe the above-named Defendant,

DL or SS# _____ State _____ Sex: ☐ M ☐ F

Height _____ Wt. _____ Hair _____ Eyes _____ DOB _____

Veh. Lic. # _____ State _____ Yr. of Vehicle _____ Make _____

Model _____ Color _____

Did commit the following act(s) on _____, 20____ at _____ o'clock _____ M.

Vio. #1 _____ Code Section _____

Vio. #2 _____ Code Section _____

Location _____

Hwy. _____ Mp. _____ CANYON County, Idaho.

Date _____ Officer/Party _____ Serial #/Address _____ Dept. _____ CCS

Date _____ Witnessing Officer _____ Serial #/Address _____ Dept. _____

THE STATE OF IDAHO TO THE ABOVE NAMED DEFENDANT:

You are hereby summoned to appear before the Clerk of the Magistrate's Court of the

District Court of CANYON County, CALDWELL, Idaho, located at

1115 ALBANY on the _____ day of _____, 20____

(AT) _____ o'clock _____ M. (OR) on or after _____, 20____ and

on or before _____, 20____ (AT) _____ o'clock _____ M.

I acknowledge receipt of this summons and I promise to appear at the time indicated.

I hereby certify service upon the defendant personally on _____, 20____

Defendant's Signature

Defendant's Name:

NOTICE: See reverse side of your copy for PENALTY and COMPLIANCE instructions.

DEFENDANT'S COPY



AGENCY ACKNOWLEDGMENT

Date: 10/21/2023
Applicant: Rick & Laura Harris
Parcel Number: R3781200110
Site Address: 13979 Hollow Rd Caldwell, ID 83407

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

* **Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: 12/17/23 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

* **Fire District:**

☒ Applicant submitted/met for official review.

Date: 12/22/23 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for official review.

Date: 12/28/23 Signed: Chris Hopper, P.E. District Engineer
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
☐ Surface ☒ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: Multiple; Wire, Vinyl Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
We use Well irrigation

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Kennel ; Dogs + puppies How Many? Order 40

2. DAYS AND HOURS OF OPERATION:

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

?

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1-2 ☐ No

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? private

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 40

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☒ Building ☒ Kennel ☒ Individual Housing ☒ Other in house; Garage

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☒ Building ☒ Enclosure ☒ Barrier/Berm ☒ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☒ Other: Trash Services ; Its all picked up daily.

APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

Parcel #: R378120110 (Official Use Only) Acres: 2.61

Property Address: 13979 Hollow Rd. City Caldwell Zip Code 83607

Legal Description: Township 5N Range 3W Section 11 County Canyon

Subdivision: N/A Lot _____ Block _____

Applicants Name: Laura + Rick Harris Email: [REDACTED]

Mailing Address: _____ Phone #: [REDACTED]

City: _____ State: _____ Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Same

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☒ Residential ☐ Commercial

Is there an existing structure(s) on this parcel? ☐ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)

☐ Preliminary Plat Review ☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☐ Impact Zone ☒ County

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

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

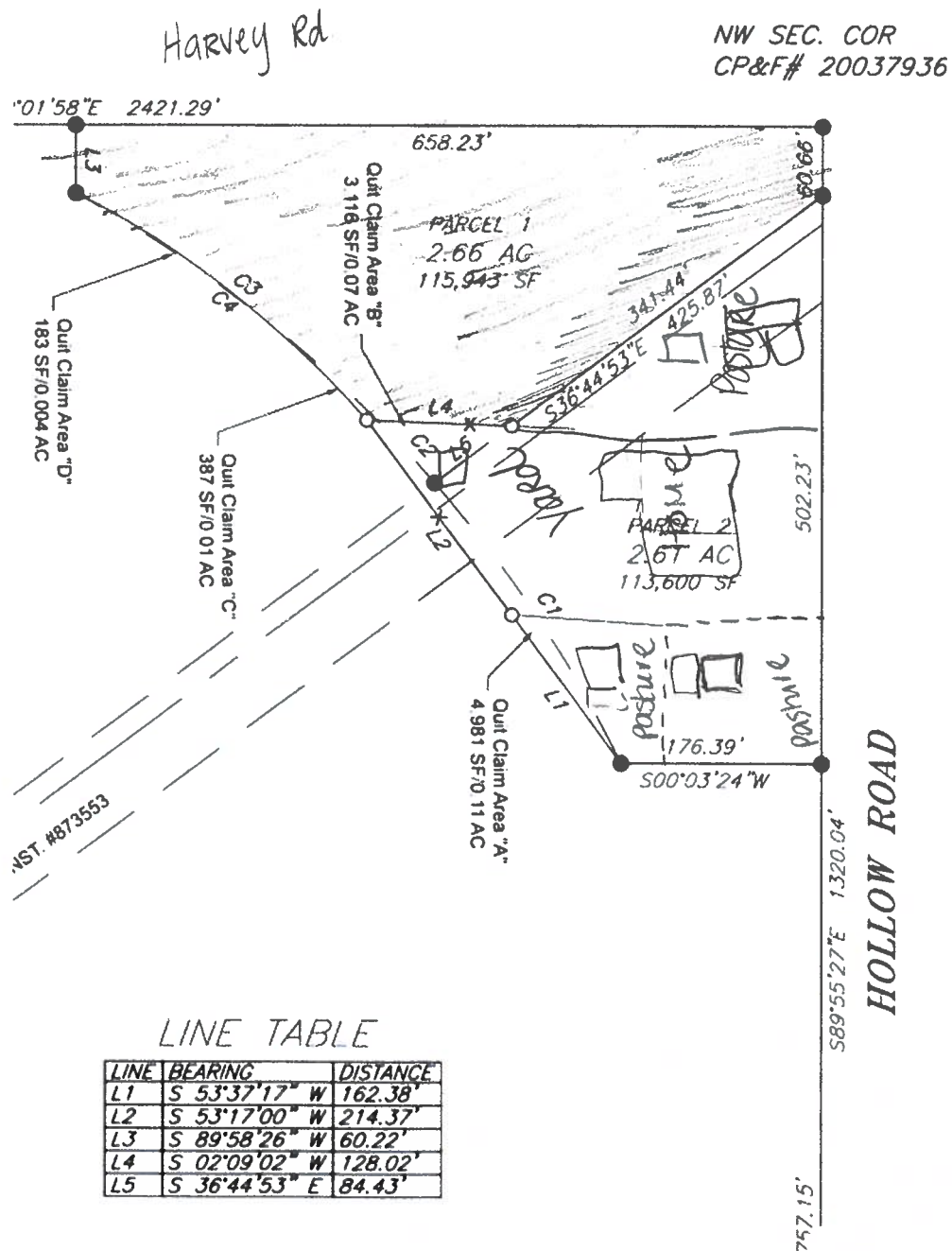
Description of proposal:

Dog Kennel ~~License~~ License

See letter of Intended use

SIGNATURE: Laura Harris DATE: 12/19/2022

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°37'17" W	162.38'
L2	S 53°17'00" W	214.37'
L3	S 89°58'26" W	60.22'
L4	S 02°09'02" W	128.02'
L5	S 36°44'53" E	84.43'

CURVE TABLE

NGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
------	--------------	---------------	-------------

To whom it concerns,

My name is Laura Harris and my family owns and lives at the property located at 13979 Hollow Rd. Caldwell, ID 83607. I grew up on a farm/ranch and absolutely love animals. I raise AKC Poodles and Doodles of different sizes.

We have several Sheds as multiple outside dog houses/shelters. On the East side of our property we turned our pasture into a dog pasture with 2 separate sections and plan on dividing the larger section into 2 sections. On the west side of our property we have 4 large dogs runs with shelters. They are roughly 20x30 or 15x20 in size. All have shelter and shade.

We also converted our garage into indoor dog runs with a large dog door from our backyard. Dogs can come and go as they please unless I have then kenneled for some reason. Our backyard is probably half an acre. Our total property is about 2.7 acres.

This does not affect any traffic or water quality. We only have our private drive for parking which is sufficient as I generally meet people at their place, fly pups from the airport or meet them in a public parking lot.

My dogs do bark, as all dogs do but only when someone comes into my driveway or if the neighbors dogs are barking. They are all put to bed at night.

Rick & Laura Harris

13979 Hollow Rd

Caldwell, ID 83607

Laura Harris
R Harris



Subject: Application for Conditional Use Land Permit - 13979 Hollow Road

To Whom It May Concern,

I am writing to apply for a Conditional Use Land Permit for my property located at 13979 Hollow Road. This location serves as both my personal residence and the primary site for my dog breeding and training business.

As this is my family home, I do not maintain standard business hours. My daily activities include ongoing care, training, and management related to my dogs. This work is continuous and varies day by day, ensuring the welfare and proper training of the animals under my care.

Although I occasionally welcome potential clients and collaborators to my property for services such as stud or viewing of puppies, I prefer conducting most of these meetings off-site. For the convenience and comfort of all parties, meetings are generally arranged at neutral locations in Middleton, Nampa, or Boise. This practice not only minimizes the traffic to my home but also supports the well-being of the dogs by keeping their environment stable and calm.

Furthermore, a significant portion of our puppies are placed with new owners who live out of state. In these cases, the puppies are transported via trusted flight nannies or professional ground transport services, ensuring their safety and comfort throughout the journey.

The nature of my business necessitates a flexible use of my property, and the proposed conditional use will enable me to continue providing top-notch care and training for my dogs.

I appreciate your consideration of my application and am happy to provide any additional information needed or to participate in a discussion regarding this matter.

Thank you for your time and attention.

Warm regards,

Laura Harris

[REDACTED]

13979 Hollow Road

Caldwell, ID 83607

[REDACTED]

13979 Hollow Rd
Caldwell, ID 83607
Rick & Laura Harris

LEGEND

Description

EXISTING FENCE

GARDEN

GATE

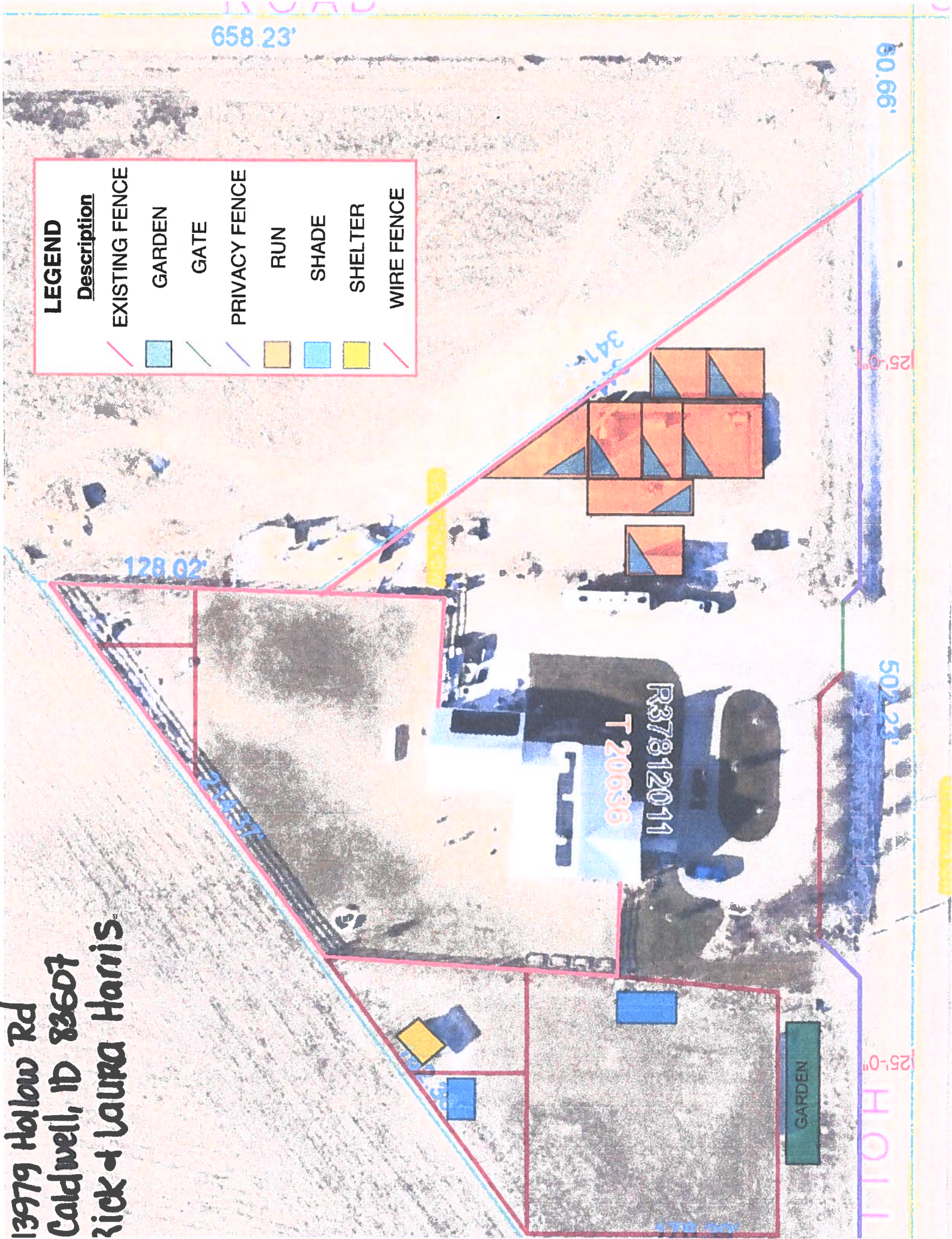
PRIVACY FENCE

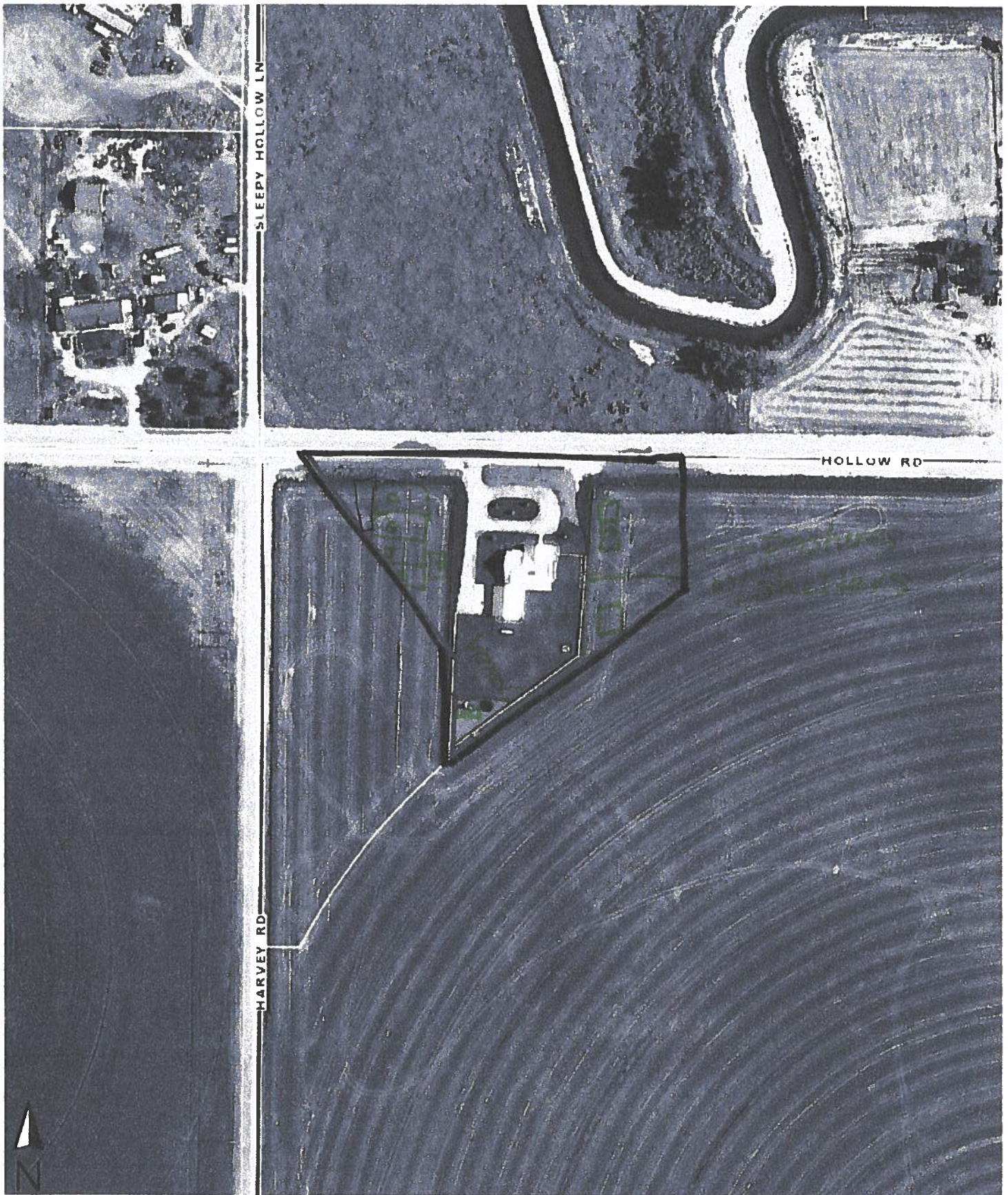
RUN

SHADE

SHELTER

WIRE FENCE





T.A. OF
SOUTHERN
IDAHO

13979 Hollow Rd Aerial

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

EXHIBIT A

Parcel 2

Part of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found 5/8" rebar marking the Northwest corner of Section 11, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence
S89°55'27"E 60.66 feet along the North line of said Section to a point on the West right-of-way line of an easement in favor of the Pacific Northwest Pipeline Corporation filed as Instrument No. 873553 (said point being the POINT OF BEGINNING); thence
S89°55'27"E 502.23 feet along the North line of said Section; thence
S00°03'24"W 176.39 feet; thence
S53°37'17"W 162.38 feet; thence
S53°17'00"W 214.37 feet; thence
N02°09'02"E 128.02 feet to a point on the West right-of-way line of an easement in favor of the Pacific Northwest Pipeline Corporation filed as Instrument No. 873553; thence
N36°44'53"W 341.44 feet along said right-of-way to the POINT OF BEGINNING.

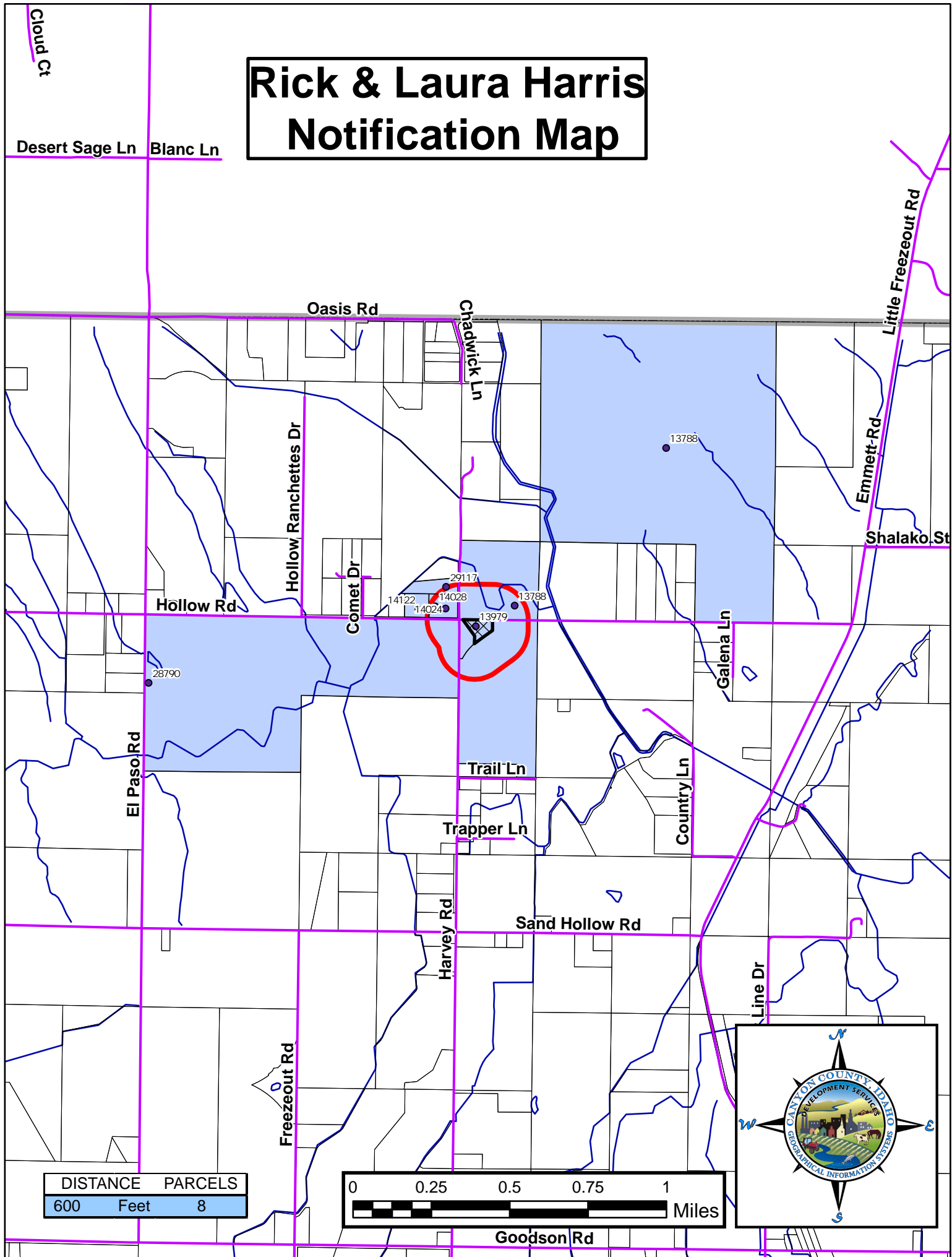
Laura Harris

05/18/2022 1:47 PM MDT

Rick Harris

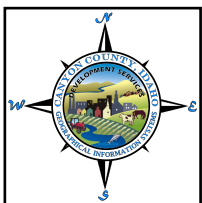
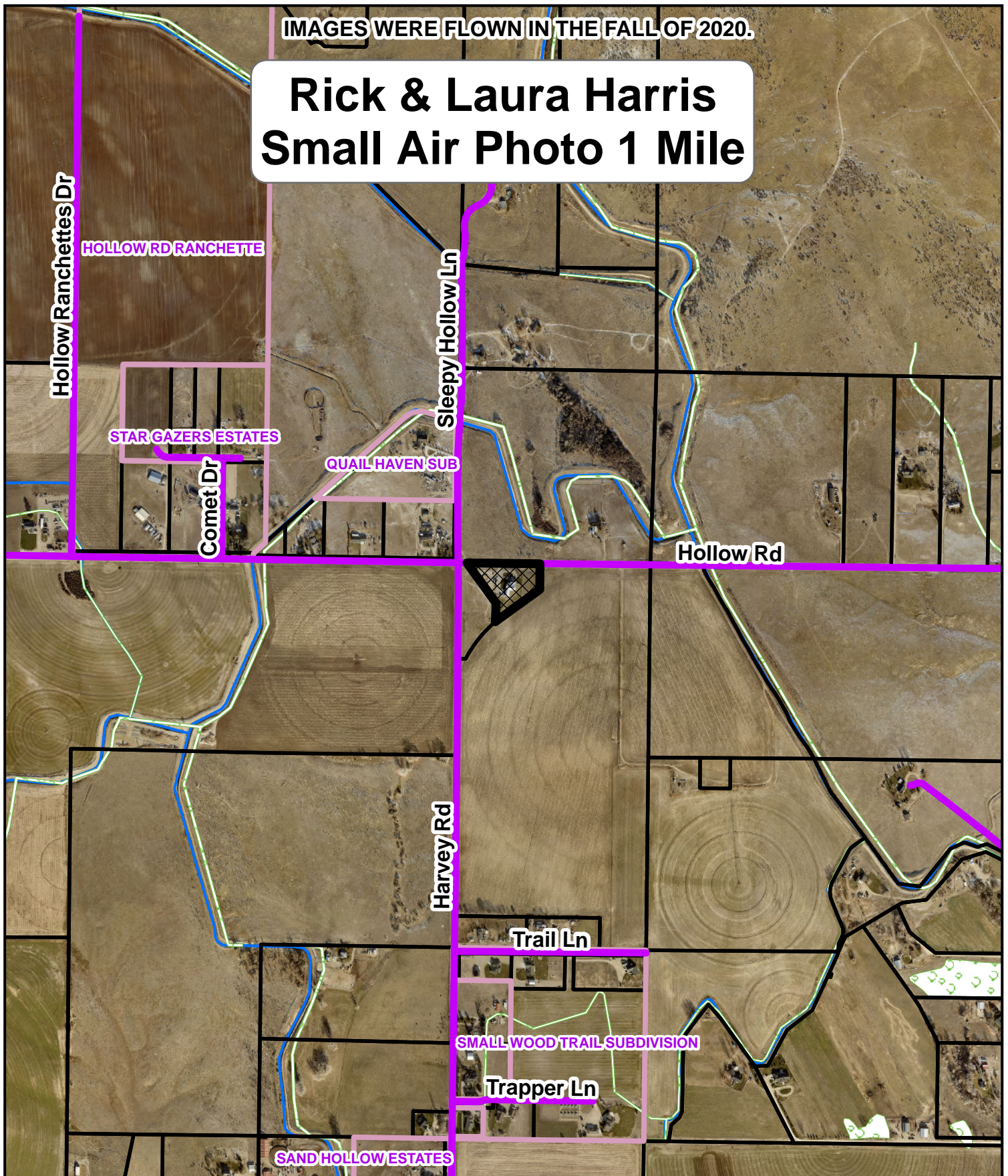
05/18/2022 1:48 PM MDT

Rick & Laura Harris Notification Map



IMAGES WERE FLOWN IN THE FALL OF 2020.

Rick & Laura Harris Small Air Photo 1 Mile



 City Limits
 Wetlands

0 0.25 0.5
Miles

Neighborhood Notification Map

Parcel No. R37812011

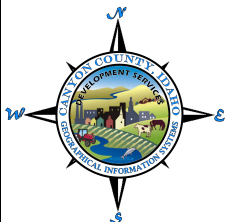
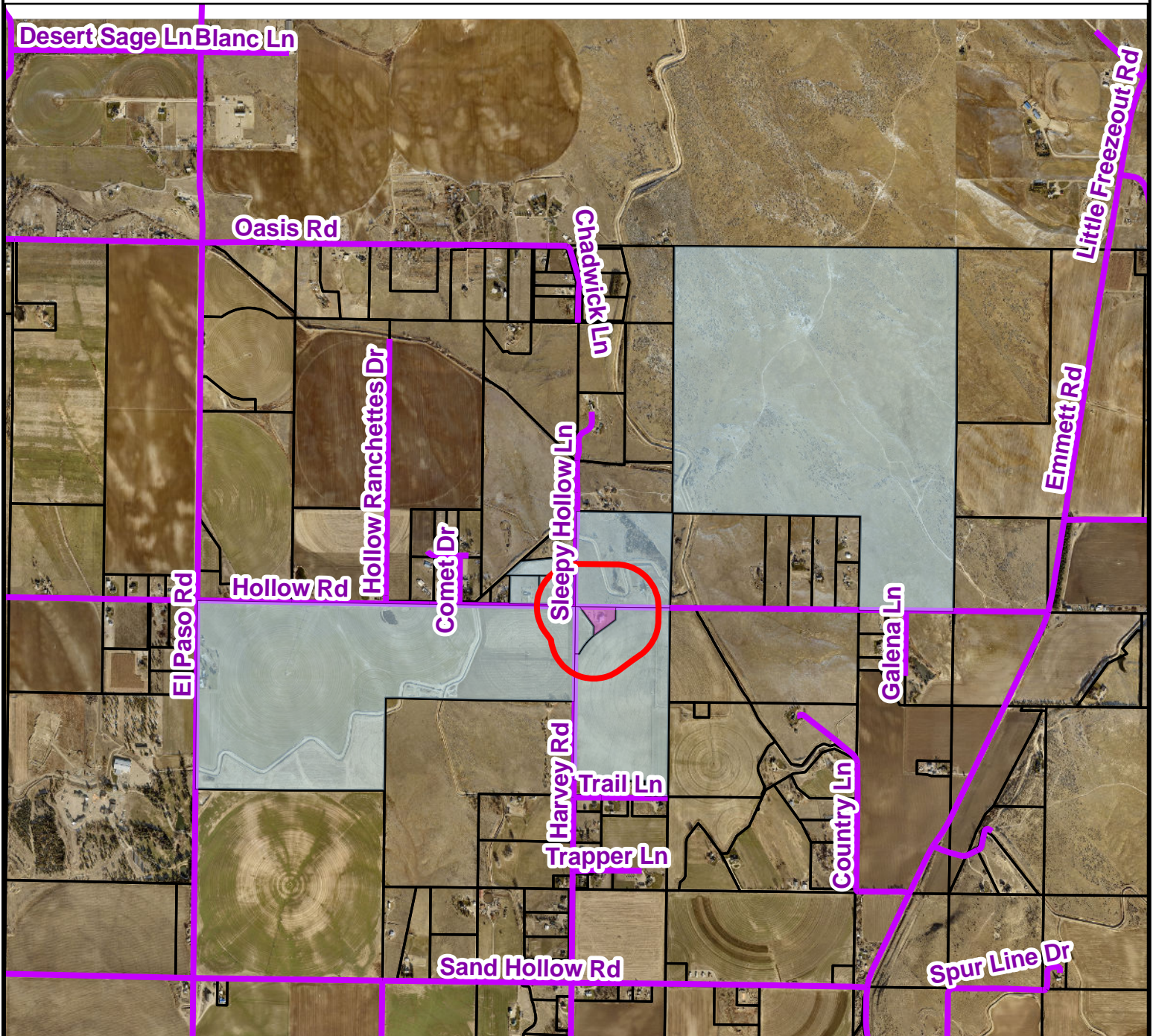
Buffer Distance 600 Feet

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



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

Date: 9/10/2024
By: Talmeida



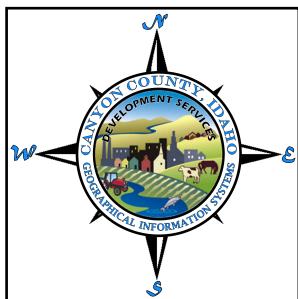
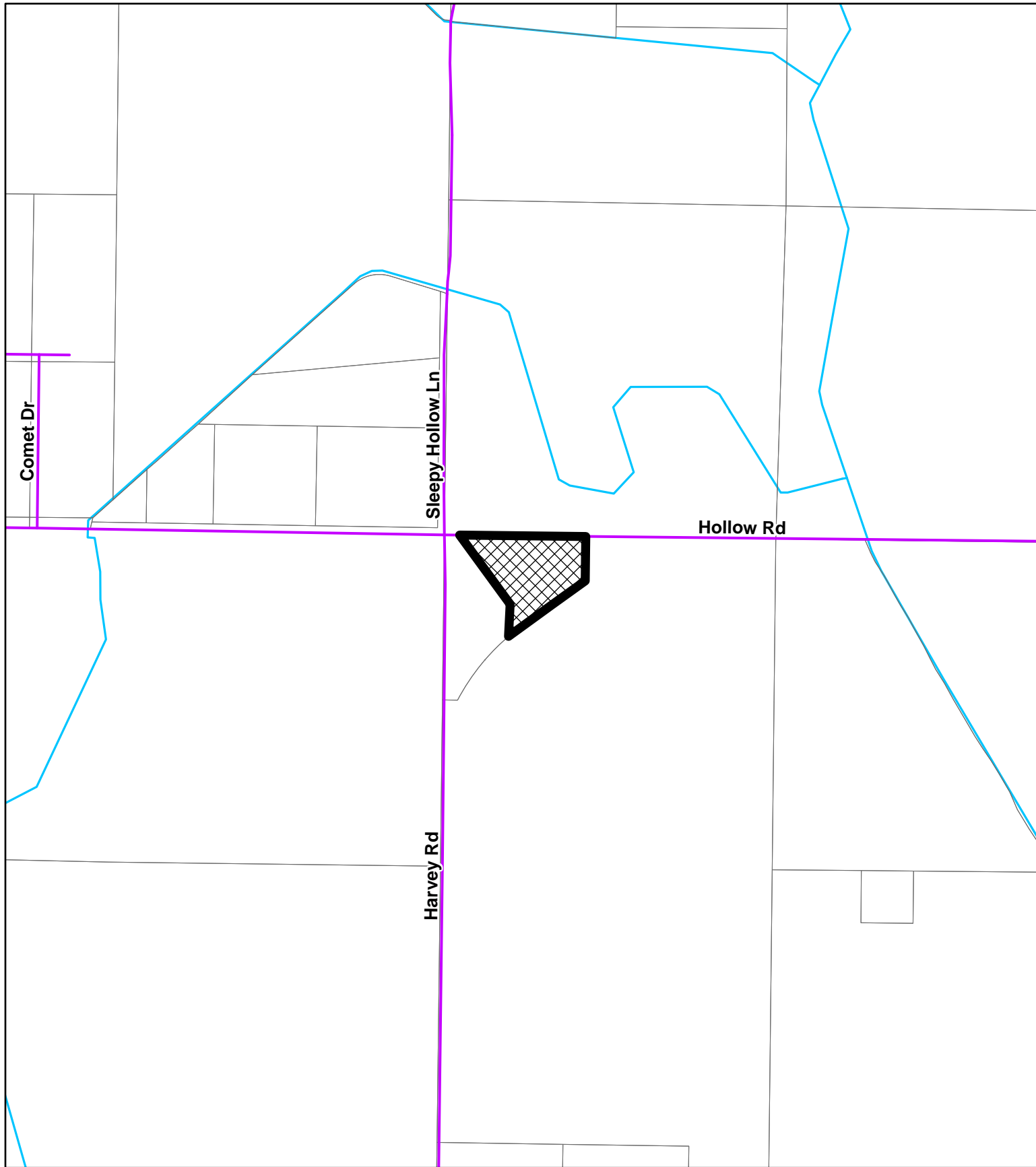
Legend

- | | | | |
|--|---------------------|--|------------|
| | NOTIFICATION BUFFER | | Highway |
| | SUBJECT_PROPERTY | | Interstate |
| | NOTIFIED PARCELS | | Local Road |
| | TAX PARCELS | | |

SCALE

1:24,000
1:24,000

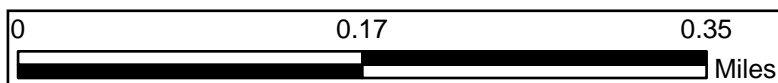
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Legend



SUBJECT_PROPERTY



Neighborhood Notification Map

Parcel No. R37812011

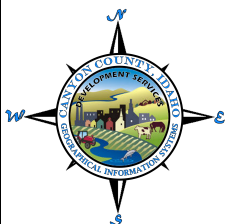
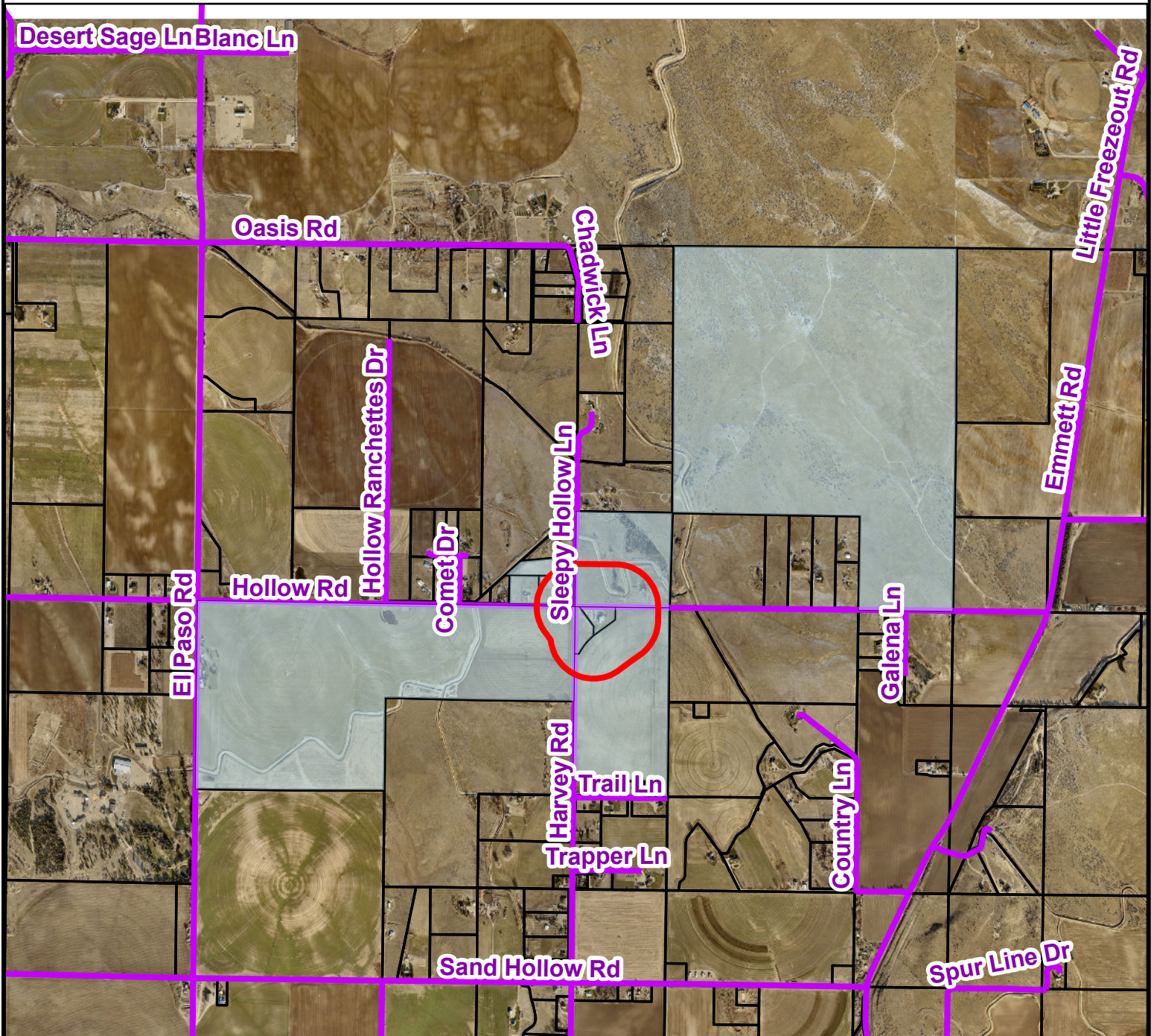
Buffer Distance 600 Feet

Canyon County
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Legend

- | | | | |
|--|---------------------|--|------------|
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SCALE

1:24,000
1:24,000

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