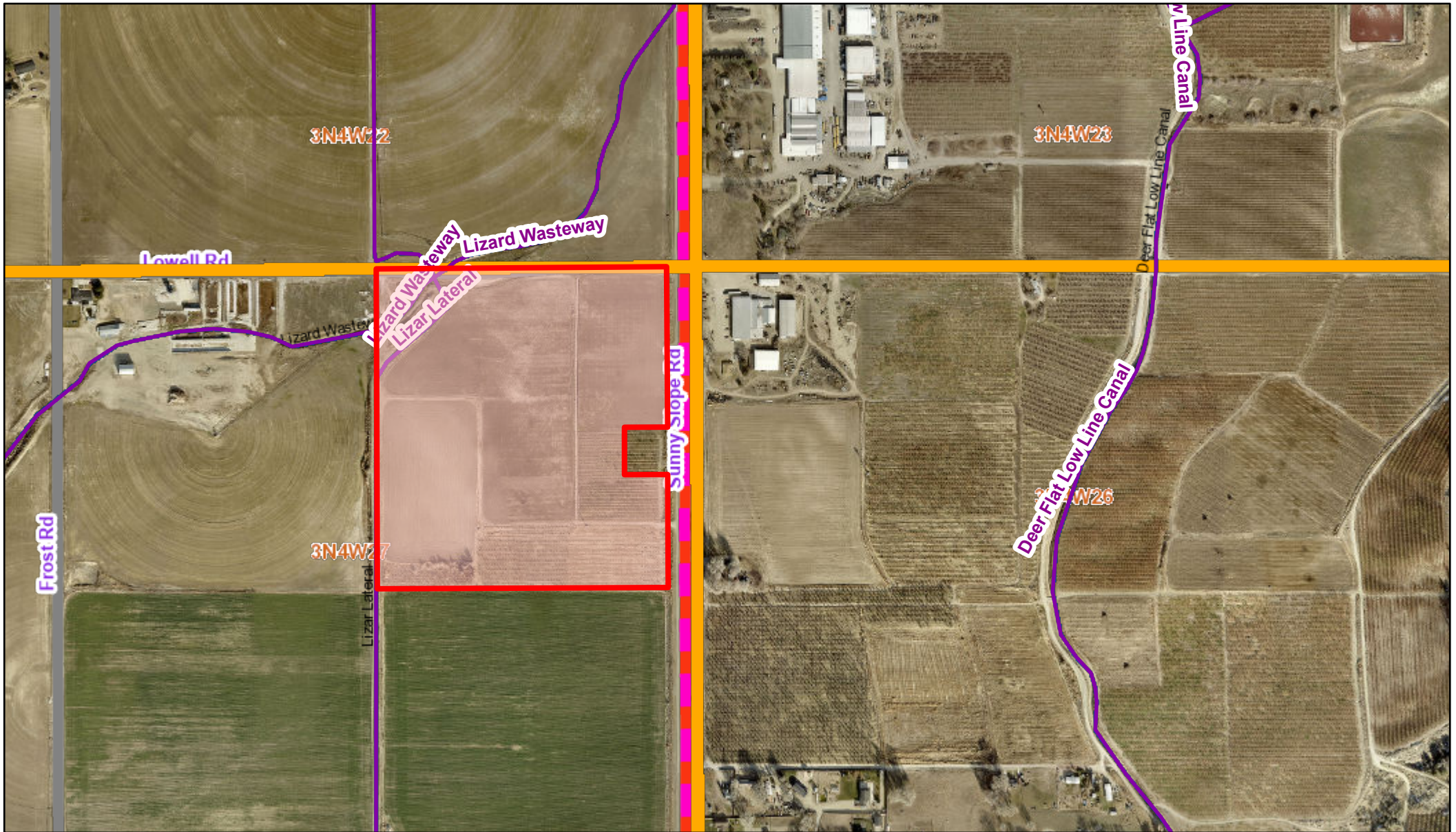
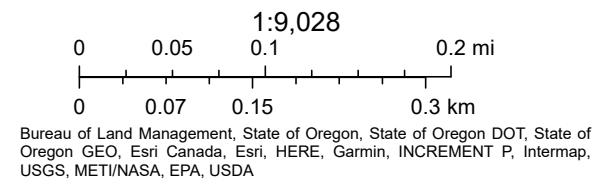
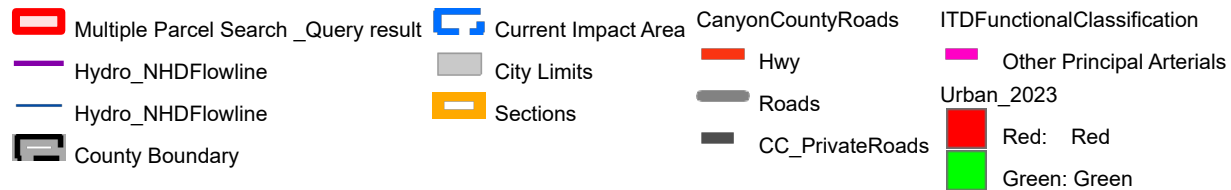


Canyon County, ID Web Map



1/11/2024, 2:17:45 PM





CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Symm's Fruit Ranch Inc	
	MAILING ADDRESS:	14068 Sunny Slope 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:		Date: 12-12-23	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Tim John	
	COMPANY NAME:	Canyon Creek Gardens LLC	
	MAILING ADDRESS:	13845 Mesa St, Caldwell, ID 83607	
	PHONE:	[REDACTED]	EMAIL:

SITE INFO	STREET ADDRESS:	20087 Lowell Rd, Caldwell, ID 83607	
	PARCEL NUMBER:	33566 000	
	PARCEL SIZE:	35.49 acres	
	REQUESTED USE:	Retail Greenhouse	
	FLOOD ZONE (YES/NO)	NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU 2024-0002	DATE RECEIVED:	1/11/24
RECEIVED BY:	M. Berron	APPLICATION FEE:	950 ⁰⁰
		CK	MO
		CC	CASH
		# 13602	

SCANNED



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

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

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

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

FOR DSD STAFF COMPLETION ONLY:

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

CU2024.0002

SCANNED



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

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

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

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

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.	N/A	N/A

MINERAL EXTRACTION (07-14-19) - REQUIRED

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

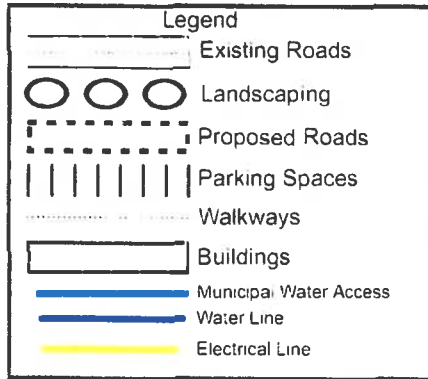
WIND FARM (07-14-33) - REQUIRED

	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.	N/A	N/A

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

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

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



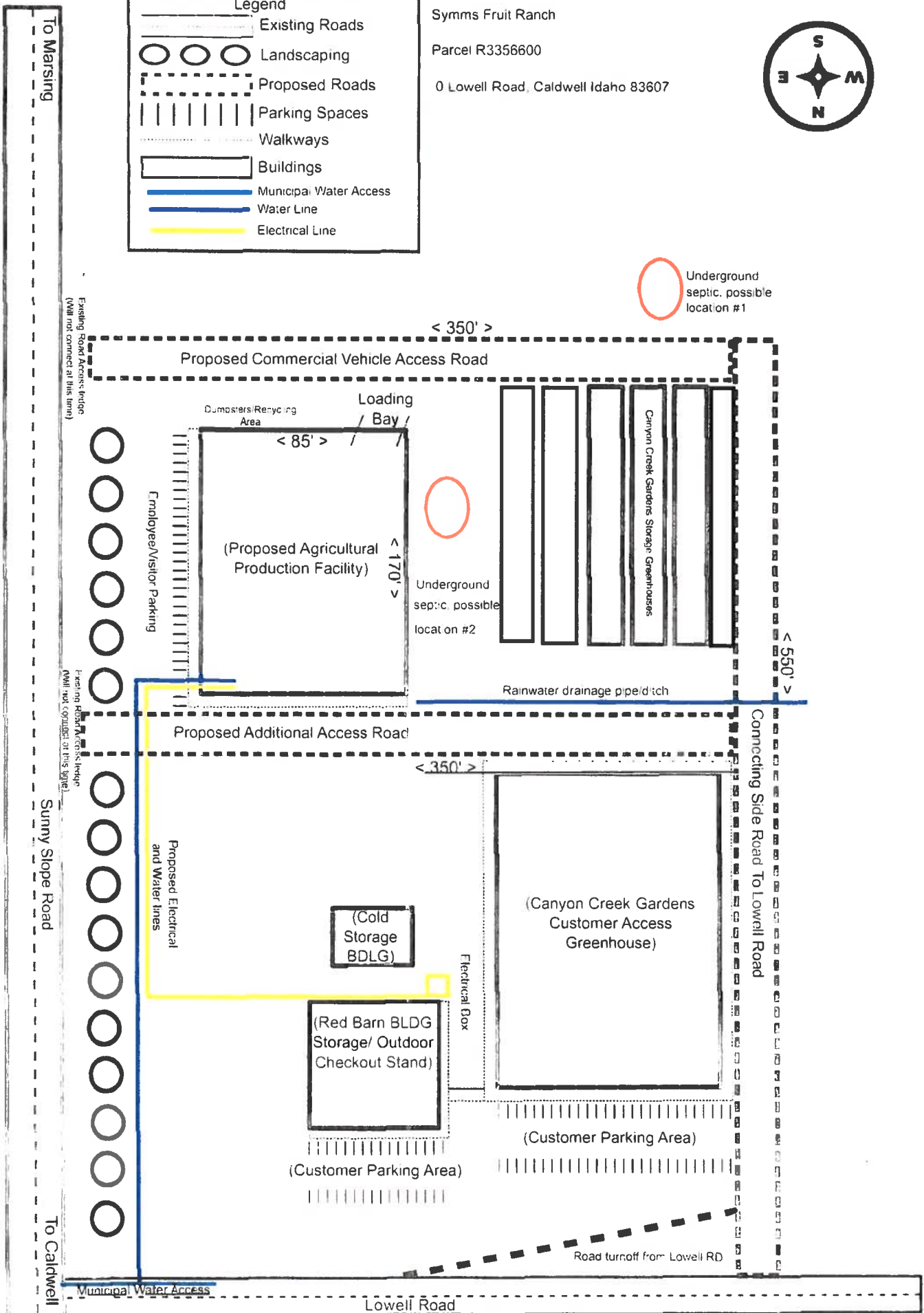
Symms Fruit Ranch

Parcel R3356600

0 Lowell Road, Caldwell Idaho 83607



Underground septic, possible location #1



Operation Plan

Parcel R33566000 by Symms Fruit Ranch Inc

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

This operation plan is for two independent projects that will both take place on the same parcel. The first operation is for a retail greenhouse and fruit/vegetable operation. The second operation is for a food processing operation.

Greenhouse & Fruit Retail

The greenhouse operation and fruit retail will be operated and maintained by Canyon Creek Gardens, LLC. Canyon Creek Gardens entered into an agreement with Symms Fruit Ranch, INC to lease a portion of Parcel R33566000 to build and operate their own greenhouse business. Symms Fruit Ranch constructed an agricultural building for fruit storage. When a conditional use permit is granted, customers will have access to this building for shopping of locally grown fruits and vegetables.

Building time requirements: Est. 4 months for main greenhouse (already completed).
Agricultural building for storing fruit and vegetables is also already constructed.

Commencement of Operation: Plants were grown in the greenhouses starting February of 2024 until July of 2024. The agriculture building was exclusively used for storing fruit and vegetables during 2024 and will commence retail operations only when a conditional use permit is granted. Normal fruit and vegetable operations will begin June and extend through November.

Expected Hours of Operation: 9:00 AM - 6:00 PM, Monday through Saturday, from April through the end of June for greenhouse operations and 9:00 AM - 6:00 PM, Monday through Saturday from June through November for fruit and vegetable retail operation..

Environmental Impact:

Noise levels will be minimal with only ventilation fans (only on the West side of the greenhouse) and heaters (inside the greenhouse) creating noise during certain times of the year. We anticipate that the noise generated from ventilation fans and heaters will not be heard outside of the parcel. We anticipate very limited noise production for the retail fruit and vegetable operation.

There will be little to no impact upon air quality as our propane heaters do not produce any smoke. There will be no hazardous chemicals or vapors released into the air by our operations either. We don't anticipate any air quality issues for the retail fruit and vegetable operation.

Dust levels will be minimal because driving and parking lot areas will be covered with gravel or asphalt for all greenhouse and fruit and vegetable retail.

Water quality will be minimally impacted. This facility is used only seasonally, portable bathrooms will be utilized and maintained by third party vendors ensuring no issues related to water contamination from sewer related issues. Rainwater will be diverted to farmland on the parcel for supplemental watering. Restrooms will be constructed inside the fruit and vegetable agriculture building that will utilize a septic system.

Products, Delivery, and Marketing:

This facility is designed to grow individual plants, flower baskets, and flower containers starting in January so that they are mature and ready for customers to purchase in early April through the end of June. Fruit and vegetables grown in the Caldwell and Marsing areas will be sold from June through November in the agriculture building.

Raw material deliveries are very minimal and seasonal. Typically we will receive 4-6 semi truck loads of potting soil (one delivery every starting in December/January and then every 2-3 weeks after) and an additional 2-3 semi truck loads of growing supplies (pots, baskets, etc.) usually in January and February, occasional deliveries of supplies through March and April. Deliveries of fruit and vegetables will be as needed using various trucks and farm equipment.

Marketing will be performed by the employees of Canyon Creek Gardens, LLC.

Site Improvements, Facilities, and Amenities:

This structure will be built on previous farmland which is currently an empty dirt lot on the parcel. Additional planned improvements include landscaping bordering Sunny Slope Road, 3 new private roads on the property, publicly available vehicle charging stations, septic provided to buildings on the property, additional parking, and a turn lane/skirt added to Lowell Road.

Additional Infrastructure Notes:

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

Processing Plant

Building time requirements: Est. 8 months.

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

Expected Hours of Operation: 8:00 AM - 5:00 PM, Monday through Friday

Environmental Impact:

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

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

Products, Delivery, and Marketing:

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

Site Improvements, Facilities, and Amenities:

This structure will be built on previous farmland which is currently an empty dirt lot on the parcel. Additional planned improvements include landscaping bordering Sunny Slope Road, 3 new private roads on the property, publicly available vehicle charging stations, septic provided to buildings on the property, additional parking, and a turn lane/skirt added to Lowell Road.

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

Additional Infrastructure Notes:

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

Letter of Intent for Parcel R33566000 by Symms Fruit Ranch INC and Canyon Creek Gardens LLC

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

This letter of intent is for two independent projects that will both take place on the same parcel. The first operation is for a retail greenhouse and fruit/vegetable operation. The second operation is for a food processing operation.

Greenhouse and Fruit/Vegetable Retail

Request - Canyon Creek Gardens is requesting the ability to build greenhouses with the intent of selling hanging baskets, flowers, and various other plants directly to customers. We are also requesting to sell various fruits and vegetables from the agriculture building constructed next to the greenhouses directly to customers.

Canyon Creek Gardens is building one large retail greenhouse and six smaller greenhouses. The large retail greenhouse will be approximately 22,400 square feet. Each of the six smaller greenhouses will be 1,900 square feet. Customers will not be permitted access to the six smaller greenhouses.

A red barn agriculture building was constructed and will act as a fruit retail location once a conditional use permit is granted. This building is 48 feet by 48 feet square and will also have an office and restrooms once the interior of the building is finished.

Operation - Canyon Creek Gardens, LLC grows beautiful hanging baskets and flower containers. We also grow individual flowers and vegetable plants for retail. We are looking to expand our retail business by selling trees, shrubs, and locally grown fruits and vegetables. Employees will work at the greenhouses every year starting in January. We will receive 5-6 semi loads of dirt and greenhouse supplies between January and April of each year.

We hire all local individuals, including a lot of high school students, to work in our greenhouses. In our busiest times (March through May), we will have at most 20 employees working simultaneously.

Water will be provided from sources already located on the property. We will use portable bathrooms for both employees and customers. In the future, bathrooms will be constructed inside the agriculture building already on the site.

Hours - The business will be open for customers from April through November. Flower and plant sales will start in April and go through the end of June to the middle of July. The fruit and vegetable sales will start in June and go through November. When open, the greenhouse and fruit retail locations will be open from 9:00 AM to 6:00 PM, Monday through Saturday. Peak flower season starts the last week of April and goes through the first few weeks of May. Peak fruit season starts in mid August and goes through October.

Impacts - General: This parcel is already zoned agriculture and the area is popular for agriculture tourism. Our greenhouses and fruit retail store will compliment, and increase the agritourism for this area.

Traffic: We anticipate very little to no impact on local traffic patterns. During the peak flower season, we anticipate approximately 30 - 40 customers per hour for 2 - 3 weeks. This traffic will all be routed on and off of Lowell Rd. We estimate during peak fruit season approximately 15 - 20 customers per hour for a 2 -3 week time period.

Services: The greenhouses and fruit building will have minimal to no impact on local schools, irrigation districts, and emergency services.

Processing Facility

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

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

Amendments - Since speaking with Golden Gate Highway District, we have retracted plans for direct parcel access from Sunnyslope Road (1-55). These additional access points are unnecessary due to minimal traffic expectations for the facility and already sufficient access from the pre existing connection to Lowell Road. If deemed necessary to add additional access points in the future, we will seek approval from ITD, as directed by Golden Gate Highway District.

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

Utilities - This facility will operate on municipal water from connections already present on the property, with an estimated average water use per day of 126.90 gallons. Sewage and wastewater will be through an individual septic system at the facility after a site evaluation and (pending, if necessary, by SWDH) nutrient pathogen study is performed by Southwest District Health. Septic permitting as required by SWDH will be conducted before construction. The decision for septic is due to no municipal sewer access being within a reasonable distance of the facility. Impact on irrigation will be Limited and affect only landscaping which will be less than

the original property water use of farming. Natural Gas will be supplied on-site via a tank maintained by the Symms Fruit Ranch. Stormwater will be directed to a nearby field on the parcel owned by Symms Fruit Ranch for supplemental watering.

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

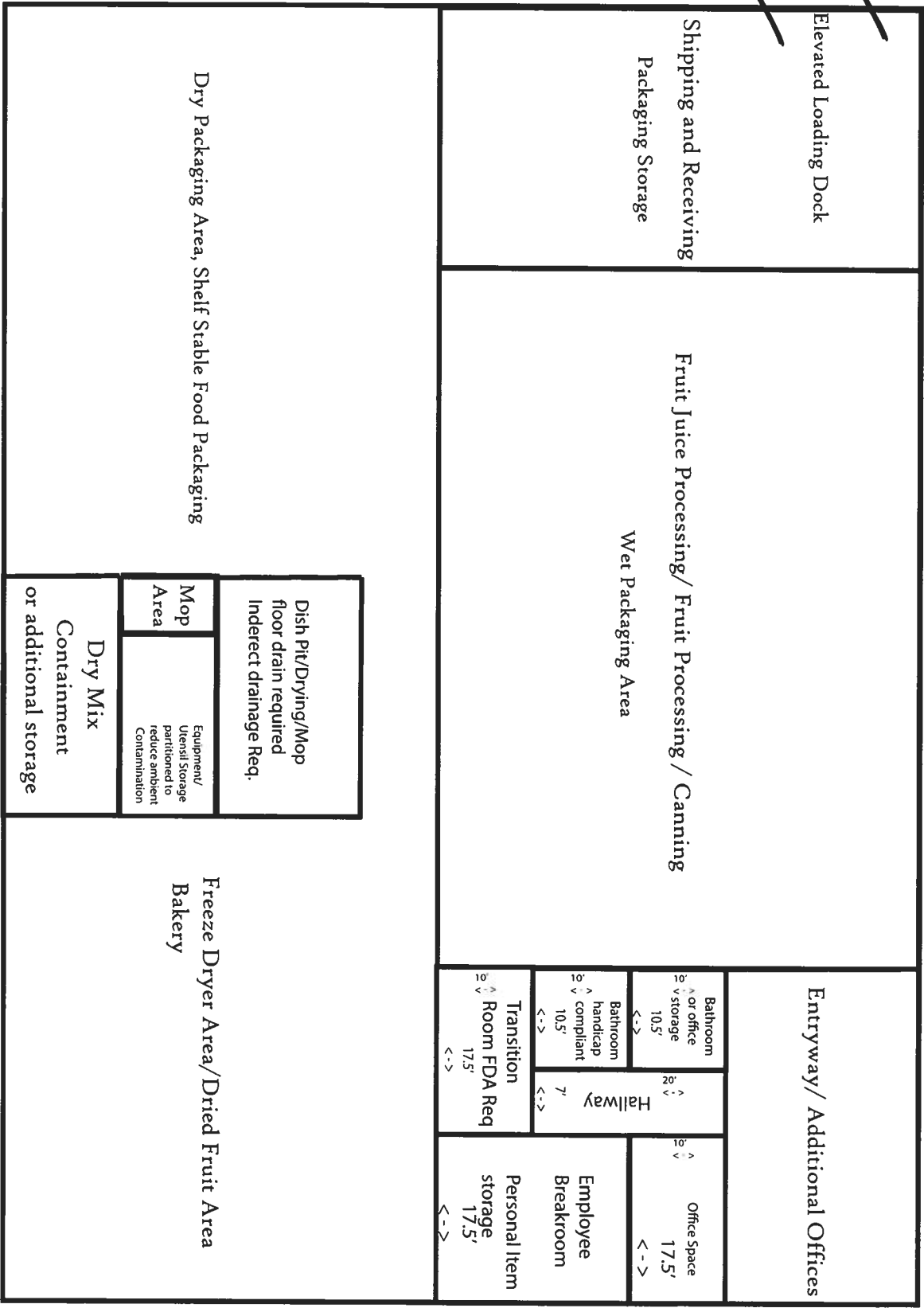
Commercial vehicle storage, with exception of a forklift, will be across the street at the pre-existing Symms Sunny Slope facility.

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

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

< 170' >

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



< 80' >

N

S

8600 PDC

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

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

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

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

7. FENCING ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: IRR. AND PUBLIC WATER SYSTEM

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: PRODUCE PROCESSING

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8:00 to 17:00 (5PM)
☒ Tuesday " to "
☒ Wednesday " to "
☒ Thursday " to "
☒ Friday " to "
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 5-10 ☐ No

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

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

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

5. PARKING AND LOADING:

How many parking spaces? 10

Is there is a loading or unloading area? YES

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

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

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: N/A

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: water provided by land owner.

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Landowner will install septic system (already has permits). we will use portable bathrooms until then.

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: not applicable

☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

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

Type: not applicable 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)

Not applicable

RESIDENTIAL USES**1. NUMBER OF LOTS REQUESTED:**

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

2. FIRE SUPPRESSION:

☐ Water supply source: Not Applicable

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES**1. SPECIFIC USE:** Retail Greenhouse**2. DAYS AND HOURS OF OPERATION:**

☒ Monday 9:00 AM to 6:00 PM
☒ Tuesday 9:00 AM to 6:00 PM
☒ Wednesday 9:00 AM to 6:00 PM
☒ Thursday 9:00 AM to 6:00 PM
☒ Friday 9:00 AM to 6:00 PM
☒ Saturday 9:00 AM to 6:00 PM
☐ Sunday NA to NA

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10-20 ☐ 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? Gravel parking lot (20-30 cars)

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning amendment (rezoning), subdivision, variance, conditional use, zoning ordinance amendment, map amendment, or other development activity in a public hearing.

SITE INFORMATION

Site Address: 0 Lowell Road

Parcel Number: R33566000

City: Caldwell

State: Idaho

ZIP Code: 83607

Notices Mailed Date: 3-11-24

Number of Acres: 35.49

Current Zoning: Agri

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

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Doug Sanders

Company Name: Symms Fruit Ranch

Current address: 14068 Sunny Slope RD, Caldwell Idaho 83607

City: Caldwell

State: Idaho

ZIP Code: 83607

Phone: [REDACTED]

Fax: N/A

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 3-24-24

MEETING LOCATION: 0 Lowell RD

MEETING START TIME: 4:00 pm

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

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS
JAMES P. MEIER	[Signature]	14068 Sunny Slope RD - 83607
1. Kathryn Moritz	[Signature]	
2.		
3. DAR SYMMS	[Signature]	
4.		
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NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Doug Sanders

APPLICANT/REPRESENTATIVE (Signature):

Doug Sanders

DATE: 4 / 24 / 24

Date Notified: March 11th, 2024

Meeting Date: March 24th, 2024 at 4pm

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

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

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

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

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

Deruyter Properties LP – PO Box 580, Marsing ID 83639

Attended:

Jim & Kathryn Mertz

Meeting Notes:

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

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

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

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



SYMMS FRUIT RANCH, INC.

14068 Sunny Slope Road • Caldwell, Idaho 83607

11 March 2024

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

Dear Neighbor,

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

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

Sincerely,

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

G. Dar Symms



Letters were
mailed on December 12,
2023.
HWP/SMN

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

December 11, 2023

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

Date: December 27, 2023

Time: 4:00 PM

Location: 20087 Lowell Rd, Caldwell, ID 83607

Property description: Ag building located on property

The project is summarized below:

Site Location: 20087 Lowell Rd, Caldwell, ID 83607

Proposed access: Retail greenhouse utilizing current property access

Total acreage: Approximately .75 acres of greenhouse

Proposed lots: Not applicable

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

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

If you have any questions prior to the meeting, please contact me at (208) 991-8751.

Sincerely,

Timothy W. John

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 20087 Lowell Rd	Parcel Number:	
City: Caldwell, ID	State: ID	ZIP Code: 83607
Notices Mailed Date: Dec. 12, 2023	Number of Acres: 35.49	Current Zoning: Ag
Description of the Request: Retail greenhouse on ag zoned property.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Timothy W. John		
Company Name: Canyon Creek Gardens LLC		
Current address: 13845 Mesa St		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: Dec. 27, 23	MEETING LOCATION: 20087 Lowell, Rd	
MEETING START TIME: 4:00 PM	MEETING END TIME: 4:30 PM	
ATTENDEES: 1		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Timothy W. John	Timothy W. John	13845 Mesa St., Caldwell, ID 83607
2.		
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NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Timothy W. John

APPLICANT/REPRESENTATIVE (Signature): Timothy W. John

DATE: 12 / 27 / 2023



Food Bank

AGENCY ACKNOWLEDGMENT

Date: 5-10-24

Applicant: Sym's Fruit Ranch

Parcel Number: R33566000

Site Address: 0 Lowell Road, Caldwell Idaho 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 05/14/24 Signed: _____

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: 3-5-24 Signed: _____

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

District: Marsing Fire District

Highway District:

☒ Applicant submitted/met for informal review.

Date: 5/13/24 Signed: _____

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

District: Golden Gate Hwy #3

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 5/13/24 Signed: _____

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

District: Wildier Irrigation District

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

City: _____

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

APPLICATION-Acknowledgement Notice

FBO PMSL

**SOUTHWEST
DISTRICT HEALTH**

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

Parcel #: R33566000 (Official Use Only)
 Acres: 34.49
 Property Address: 0 Lowell RD. City Caldwell Zip Code 83607
 Legal Description: Township 3N Range 4W Section 27 County Canyon
 Subdivision: N/A Lot _____ Block _____
 Applicants Name: Doug Sanders Email: _____
 Mailing Address: 1909 E Chicago st. STEL Phone # _____
 City: Caldwell State: ID Zip Code: 83605
 Applicant is : ☐ Landowner ☐ Contractor ☐ Installer ☒ Other Representative Date: 5-14-24
 Owners Name : Symms Fruit Ranch INC.
 Mailing Address : 14068 Sunnyslope RD Phone #: _____
 City : Caldwell State: ID Zip Code: 83605

The proposed use will be: ☐ Residential ☒ Commercial ☒ Agricultural
 Is there an existing structure(s) on this parcel? ☒ Yes ☐ No
 Is a Letter of Intended Use provided? ☐ Yes ☒ No (pending)
 The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☒ Other (See below description of proposal)
 Number of lots on the parcel (if applicable): N/A
 Property is located in: ☐ City ☐ Impact Zone ☒ County
 Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☐ No
 Water supply: ☐ Private Well ☐ Shared Well ☒ Public Water System unsure/pending

Description of proposal:
Proposed Food processing / agricultural processing facility
for fruits, vegetables, and General food production.

SIGNATURE: [Signature] DATE: 5-24-24

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



SOUTHWEST DISTRICT HEALTH

ACCESSORY USE APPROVAL

THIS ACCESSORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO:

Tim John

FOR THE APPROVAL OF AN:

Accessory Use

EST. #:

LOCATED AT:

**20087 Lowell Rd
Caldwell ID 83607**

017454

Parcel #: 33566000

Legal

Township: 3N

Description:

Range: 4W

Section: 27

HEALTH AUTHORITY

Anthony Lee

Conditions of Approval:

The proposal for a 120'x200' retail greenhouse structure is approved to utilize portable sanitization units without a subsurface sewage disposal system. This approval is for a non-dwelling unit only. The portable sanitization unit must be serviced at least once per week by a licensed pumper and permitted through a health district per IDAPA 58.01.03.

01/09/2024

20240109



ASRS44h

RECEIPT

Paid By:

For:

Tim John

Tim John

Talked with Brandon
SW District Health
(208) 899-1277

Account Number: 015354

Date	Service(s)	Charges	Payments
29-Dec-23	Accessory Use - Office Review	55.00	
29-Dec-23	Payment Accessory Use - Office Review -		-55.00

Amount Due 0.00

Payment method Credit Portal

Receipt Number 239659

Facility/Nexus #

Message Payment from portal user

Printed on December 29, 2023 1:36 PM

PortalUser

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

NURSING

4.18 Portable Sanitation Units

Revision: March 20, 2015

Installer registration permit: Not applicable

Licensed professional engineer required: No

4.18.1 Description

Portable sanitation units are prefabricated, portable, self-contained toilets that may be housed in trailers or as stand-alone units used for special or temporary events, construction sites, parks, and other events or locations with restroom needs.

4.18.2 Approval Conditions

1. Permanent sewage disposal facilities are not available.
2. All units must be serviced by a pumper with equipment that is permitted through a health district under IDAPA 58.01.03.
3. Units must be manufactured to meet the most current version of ANSI standard Z4.3.
4. Chemicals and biologicals, if used in the waste container, must be compatible with the final disposal site. Chemicals considered hazardous wastes must not be used.
5. Toilets must contain an adequate supply of toilet paper and hand sanitizer (potable water hand-washing stations may be supplied instead of hand sanitizer).

4.18.3 Units Required

1. Table 4-14 and Table 4-15 provide work site requirements.
2. Table 4-16 provides special event requirements.
3. Campouts and overnight event requirements are at least 1 unit for every 50 participants.
4. The following should be taken into consideration when selecting the number of units for an event:
 - a. If the units are serving an event with food and beverage service 10%–20% more units should be added to the recommended totals in Table 4-15.
 - b. Traffic flow.
 - c. Outside temperature (i.e., on warmer days attendees will take in more liquids).
 - d. Special needs (e.g., changing tables, children use, handicapped accessibility).
 - e. Urinals may be substituted for one-third of the total units specified if facilities will not serve women.

Table 4-14. Portable units required per number of employees if the units are serviced once per week.

Total Number of Employees	Minimum Number of Units (8-hour days/40-hour week)
1–10	1
11–20	2
21–30	3
31–40	4
Over 40	1 additional unit for each 10 additional employees.

Table 4-15. Portable units required per number of employees if the units are serviced more than once per week.

Total Number of Employees	Minimum Number of Units (8-hour days/40-hour week)
1–15	1
16–35	2
36–55	3
56–75	4
76–95	5
Over 95	1 additional unit for each 20 additional employees.

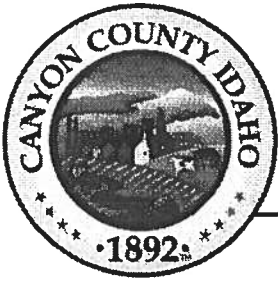
Table 4-16. Portable unit requirements for number of people per event hours based on a 50/50 mix of men and women.

Number of People	Number of Hours for the Event									
	1	2	3	4	5	6	7	8	9	10
0–500	2	4	4	5	6	7	9	9	10	12
501–1,000	4	6	8	8	9	9	11	12	13	13
1,001–2,000	5	6	9	12	14	16	18	20	23	25
2,001–3,000	6	9	12	16	20	24	26	30	34	38
3,001–4,000	8	13	16	22	25	30	35	40	45	50
4,001–5,000	12	15	20	25	31	38	44	50	56	63
5,001–10,000	15	25	38	50	63	75	88	100	113	125
10,000–15,000	20	38	56	75	94	113	131	150	169	188

Number of People	Number of Hours for the Event									
	1	2	3	4	5	6	7	8	9	10
15,000–20,000	25	50	75	100	125	150	175	200	225	250
20,000–25,000	38	69	99	130	160	191	221	252	282	313
25,000–30,000	46	82	119	156	192	229	266	302	339	376
30,000–35,000	53	96	139	181	224	267	310	352	395	438
35,000–40,000	61	109	158	207	256	305	354	403	452	501
40,000–45,000	68	123	178	233	288	343	398	453	508	563
45,000–50,000	76	137	198	259	320	381	442	503	564	626

4.18.4 Service Requirements

1. Work site units should be serviced weekly.
2. Special events with more than 500 people in attendance should have a service attendant on site during the event.
3. The employer, event promoter, or manager must be responsible for the hygiene and use of each portable sanitation unit.
4. Units should be serviced and removed from a site as soon as possible after the completion of an event.
5. All equipment used to pump or transport sewage from a portable sanitation unit must be permitted by an Idaho health district under the requirements of IDAPA 58.01.03.
6. All sewage removed from a portable sanitation unit must be disposed of at a location approved by the health district or DEQ through the pumper's permit application.



NWSENG

AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 12/19/23 Signed: _____

District: _____

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

Area of City Impact:

City: _____

☐ 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

10625422

ACCESS ROAD PERMIT

TO:

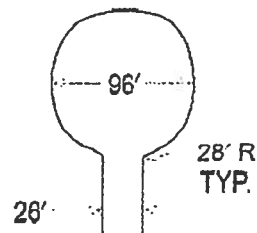
☒ Canyon County Development Services

☐ Owyhee County Planning and Zoning

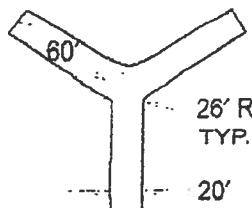
The access road for the Marsing Fire District must be a minimum of 20' wide with a good gravel base.

One of the following turnarounds can be used but cannot be closer than 135' from the house.

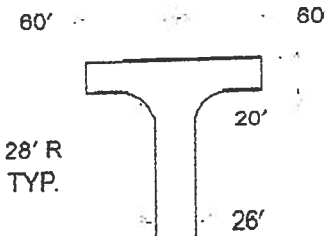
STEP 2 OF 2



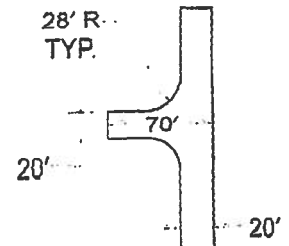
96-FOOT DIAMETER
CUL-DE-SAC



60-FOOT "Y"



120-FOOT HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120-FOOT HAMMERHEAD

Concerning the property of

Name of Owner Canyon Creek Gardens

Address of Property 20087 Lowell RD

☒ The access road and turnaround meets Marsing Fire District requirements.

☐ The access road and turnaround does **NOT** meet Marsing Fire District requirements.

Marsing Fire District
Marsing, Idaho

Signed

[Signature]

Date 2-19-23

NOTE #1396

**GOLDEN GATE HIGHWAY DISTRICT No. 3
APPROACH PERMIT & APPLICATION**

GGHD-001
Mar 2017
Page 1 of 2

SECTION I – APPLICANT/PERMITTEE INFORMATION (TO BE COMPLETED BY APPLICANT/PERMITTEE)

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

Timothy W. John
NAME OF APPLICANT/PERMITTEE

Timothy W. John
SIGNATURE OF APPLICANT/PERMITTEE

13845 Mesa St
ADDRESS

Dec. 12, 2023
DATE

Caldwell ID 83607
CITY STATE ZIP

[REDACTED]
PHONE (CELL NUMBER PREFERRED)

33566000
PARCEL NUMBER or LOT/BLOCK

[REDACTED]
EMAIL ADDRESS

ROAD NAME: Lowell Rd BETWEEN Sunny Slope & Frost Rd
FIRST CROSS STREET SECOND CROSS STREET

SIDE OF ROAD: TYPE: ☐ New USE: ☐ Residential CIRCLE DRIVEWAY: ☐ Yes
☒ North ☐ South ☒ Use of existing ☒ Commerical ☐ No
☐ East ☐ West ☐ Upgrade of existing ☐ Farmyard ☒ Field
☐ Field

SECTION II – WORK AUTHORIZATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

SPEED LIMIT: _____ SIGHT DISTANCE: _____ (LEFT) _____ (RIGHT)

ROAD CLASSIFICATION: CULVERT(S) REQUIRED:
☐ Minor Arterial ☒ Yes, 12" diameter, length TBD
☐ Major Collector ☐ No culvert required at this time
☐ Minor Collector
☒ Local Road ☐ Local Road (Low Volume)

PAYMENTS MADE: Check # 1356
☒ Permit Fee 150.00 ad. PAVED APPROACH REQUIRED? ☒ Yes ☐ No
☒ Deposit 2500.00 12/12/23

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.
CALL DIGLINE PRIOR TO EXCAVATION
1 (800) 342-1585 or 811

SPECIAL PROVISIONS: _____

Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

[Signature]
SIGNATURE – HIGHWAY DISTRICT OFFICIAL

12-13-23
DATE

A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

SECTION III – FINAL APPROVAL

This Permit expires 120 days from issue date unless extension is granted. Permittee must complete work and call for final inspection at (208) 482-6267 prior to Permit expiration, or forfeit deposit.

FINAL APPROVAL GRANTED BY: _____
SIGNATURE – HIGHWAY DISTRICT OFFICIAL DATE

Deposit Refunded? ☐ Yes, date _____ ☐ No, basis for forfeiture: _____

R33566

PARCEL INFORMATION REPORT

2/27/2024 3:27:50 PM

PARCEL NUMBER: R33566000

OWNER NAME: SYMMS FRUIT RANCH INC

CO-OWNER: FALEN FRUIT RANCH

MAILING ADDRESS: 14068 SUNNYSLOPE RD CALDWELL ID 83607

SITE ADDRESS: 0 LOWELL RD

TAX CODE: 1840000

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

ACRES: 35.49

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY

FIRE DISTRICT: MARSING FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

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

FLU RR Zone Desc 2030:

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

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

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

WETLAND: Freshwater Emergent Wetland \ Riverine \ Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Other Principal Arterials

INSTRUMENT NO. : 9847616

SCENIC BYWAY: YES

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

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

INSTRUMENT NO.

200029763

CORPORATION WARRANTY DEED

Project No. NH-3250(101)

Key No. 0088

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

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

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

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

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

CORPORATION WARRANTY DEED

Project No. NH-3250(101)

Key No. 0088

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

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

- A) N.89°47'38"W., 25.00 feet (7.620 meters), to a point 24.17 feet, (7.367 meters) right of station 38+56.691 of said proposed Highway 55, being on the westerly right-of-way line of existing Highway 55, and the POINT OF BEGINNING; thence, along said existing right-of-way line,
- 1) S.00°31'29"W., 1319.32 feet (402.127 meters), to the southerly line of said NE 1/4 of the NE 1/4, being 24.029 feet (7.324 meters) right of station 34+54.554 of said proposed Highway 55; thence, along said southerly line,
 - 2) N.89°47'55"W., 97.84 feet (29.824 meters), to the proposed westerly right-of-way line, being 73.82 feet (22.500 meters) left of station 34+54.389 of said proposed Highway 55; thence, along said proposed line,
 - 3) N.00°31'07"E., 1319.32 feet (402.129 meters), to the northerly line of the NE 1/4 of the NE 1/4, being 73.82 feet (22.500 meters) left of station 38+56.518 of said proposed Highway; thence, along said northerly line,
 - 4) S.89°47'38"E., 97.99 feet (29.868 meters), to the POINT OF BEGINNING.

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

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

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

CORPORATION WARRANTY DEED

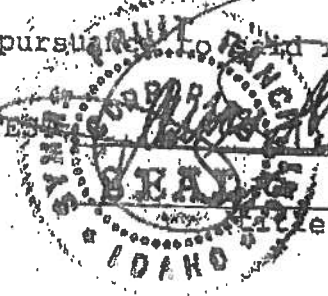
Project No. NH-3250(101)
Key No. 0088
Parcel No. 15 Parcel I.D. No. 0039536

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

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

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

ATTEST



SYMM'S FRUIT RANCH, INC., an Idaho corporation

BY:

PRESIDENT

(title)

CORPORATION WARRANTY DEED

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

STATE OF IDAHO

County of Canyon) ss.

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

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



Gerald W. Weedman
Notary Public for Idaho
Residing at Hailey Id
My commission expires 5-29-2003

REQUEST STATE OF IDAHO
TYPED & FEE -

CANYON CNTY RECORDER
G NOEL HALES
G. Noel Hales
apc

NO AUG 24 PM 3 59

RECORDED

200029763

Ar 92019 Br2
INSTRUMENT NO. 9847616

SPECIAL WARRANTY DEED

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

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

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

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

SUNNY SLOPE ORCHARDS
PARTNERSHIP

By: SRS Properties LP
Its: General Partner

By 
Scott R. Simplot, General Partner

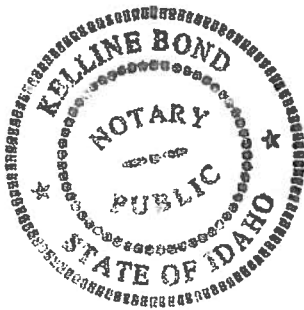
STATE OF IDAHO)

County of Ada)

) ss.

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

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



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

EXHIBIT "A"

PARCEL D

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

PARCEL E

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

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

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

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

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

PARCEL F

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

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

Continuation of Exhibit A

Order No.: 980198912 PW

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

PARCEL G

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

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

COMMENCING at the Northeast corner of Section 27, Township
 3 North, Range 4 West of the Boise Meridian; running thence
 South 600 feet along the East line of said Section 27
 to the INITIAL POINT; thence continuing
 South 195 feet along the said East line; thence
 West 300 feet at right angles to the said East line;
 thence
 North 195 feet parallel to the said East line; thence
 East 300 feet to the INITIAL POINT.

PARCEL H

COMMENCING at the West Quarter corner of Section 14,
 Township 3 North, Range 4 West of the Boise Meridian; thence
 East 422 feet along the South line of the Southwest
 Quarter of the Northwest Quarter of said Section
 14 to the REAL POINT OF BEGINNING; thence
 North on a line parallel with the West boundary line
 of said Section 14, a distance of 920 feet;
 thence
 East 622 feet, more or less, to a point in the East
 boundary line of said Southwest Quarter of the
 Northwest quarter 400 feet South of the Northeast

Continuation of Exhibit A

Order No.: 980198912 FW

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

PARCEL 1

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

RECORDED

98 DEC 23 PM 1 51

NED J KERR

CANYON COUNTY RECORDER

BY *[Signature]*

REQUEST

ALLIANCE - NANA

12/22/98 15:00

98147616

Current
site



Canyon County Development Services

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

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

Receipt Number: 81491

Date: 1/11/2024

Date Created: 1/11/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Tim John - Canyon Creek Gardens LLC

Comments: CU2024-0002

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

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2024-0002	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1362	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1