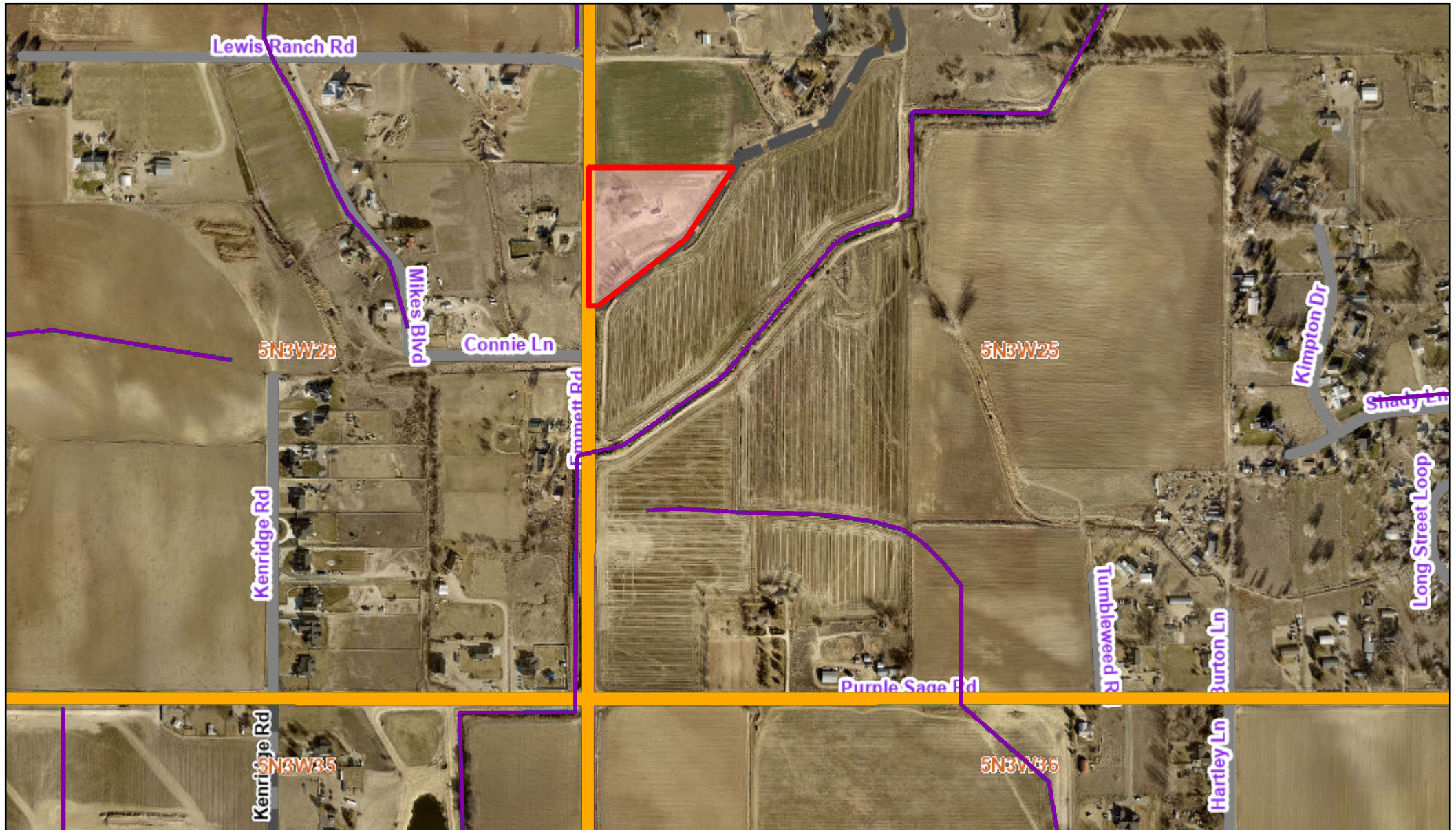















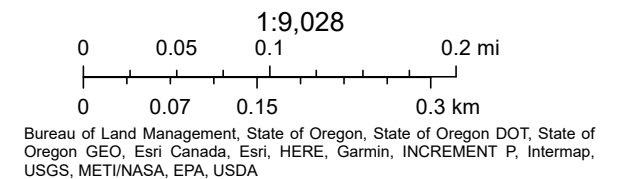


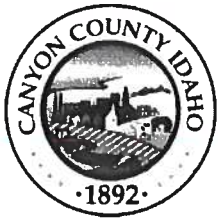
Canyon County, ID Web Map



12/14/2023, 8:57:42 AM

- | | | | |
|---|---|---|---|
|  Multiple Parcel Search _Query result |  Current Impact Area |  CanyonCountyRoads |  ITDFunctionalClassification |
|  Hydro_NHDFlowline |  City Limits |  Roads |  Major Collector |
|  Hydro_NHDFlowline |  Sections |  CC_PrivateRoads |  Minor Arterial |
|  County Boundary | | |  Imagery_2022 |
| | | |  Red: Band_1 |





CONDITIONAL USE PERMIT

PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Sheree Surber & Michael Surber	
	MAILING ADDRESS: 25366 Emmett Road, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: _____ Date: <u>12-13-2023</u>		

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

SITE INFO	STREET ADDRESS: 25366 Emmett Road, Caldwell, ID 83607	
	PARCEL NUMBER: R38010	
	PARCEL SIZE: 4.72	
	REQUESTED USE: Dog breeding with potential to expand into training/hosting events	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU 2023 - 0025</u>	DATE RECEIVED: <u>12-13-2023</u>
RECEIVED BY: <u>E. Kiester</u>	APPLICATION FEE: <u>\$950.00</u> CK MO CC CASH



CONDITIONAL USE PERMIT **PUBLIC HEARING - CHECKLIST**

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

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

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

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

Letter of Intent

The following is an explanation regarding the application for a Conditional Use Permit for the residential property situated at 25366 Emmett Road, Caldwell, ID 83607.

Objective:

To seek approval for the utilization of the property for dog breeding, with the potential incorporation of training activities/hosting of events in the future.

Current Intended Use:

The property spans 4.72 acres and encompasses an existing residence of approximately 3,000 square feet, including both finished and unfinished areas. This dwelling is slated for extensive renovation in 2024, with the anticipated final area of 3,800-3,900 square feet of finished living space upon completion. Permitting is being/has been submitted separately for the renovation of the residence.

Within the next one to two years, we intend to install fencing around the perimeter of the property, as well as within the property boundaries to create fenced-in dog run(s)/pasture(s). Fencing will likely be constructed of poly split-rail and/or chain-link.

Within the next 15 years, we intend to submit for a separate building permit allowing for the construction of a distinct structure, similar to a heated/cooled shop, within the southern expanse of the property. The envisioned facility will provide additional shelter for the animals (kennel).

We propose the permanent housing of a maximum of twenty adult dogs (greater than one year) on the premises. However, the precise number of dogs at any given period will hinge upon the progression of our expansion efforts, ensuring that adequate space and shelter are available to responsibly care for the animals.

There are currently no plans to hire employees.

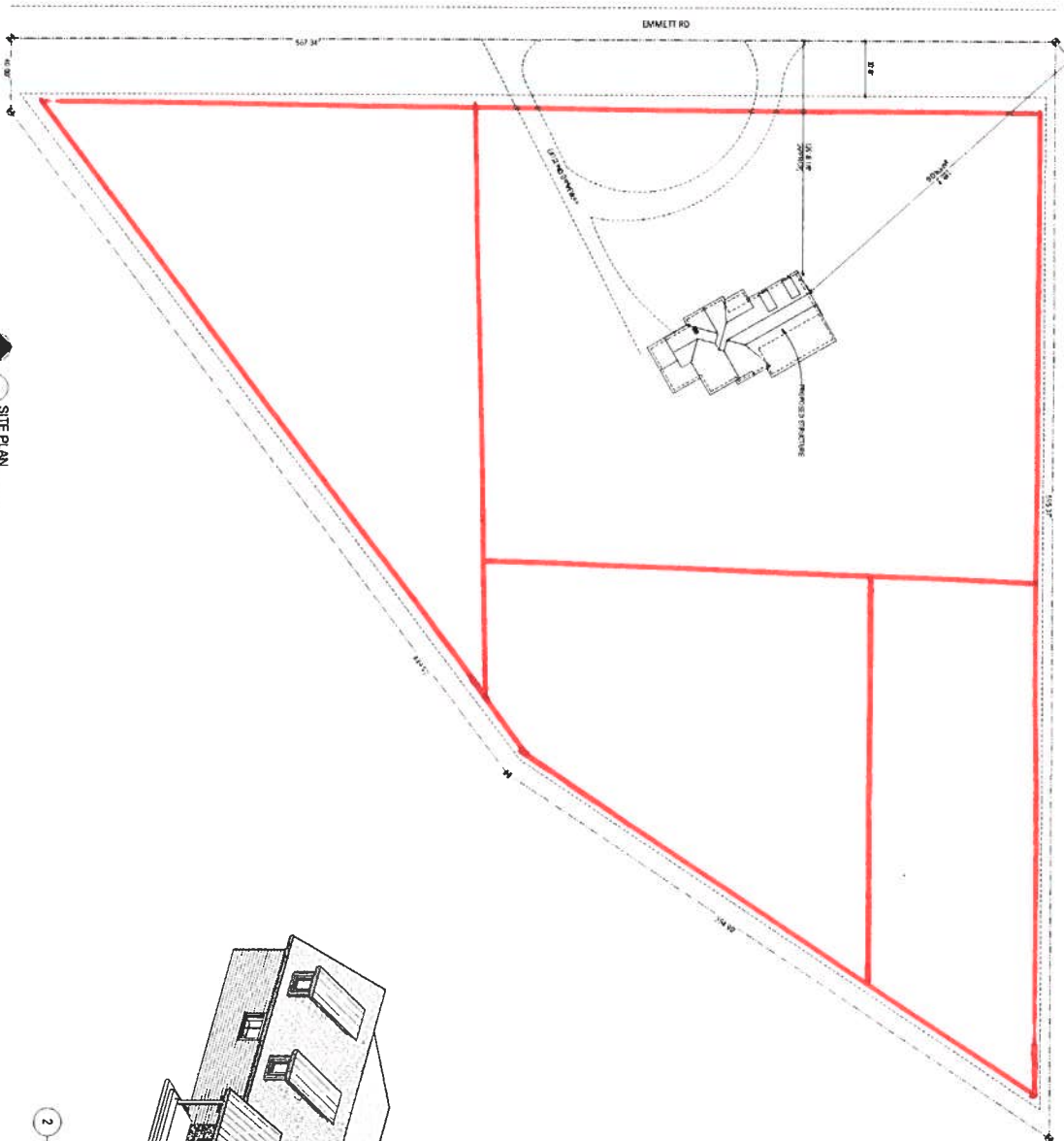
Public interactions will be kept to a minimum to help ensure the health and safety of the litters. They will primarily consist of limited visits to view existing litters and the collection of puppies on placement day. These visits may occur Monday through Sunday by appointment. Because no more than a handful of people would be accessing the property per year, we intend to utilize the existing circular driveway as access points and parking. Any impact on traffic and/or essential services would be minimal, if any.

Future Intended Use:

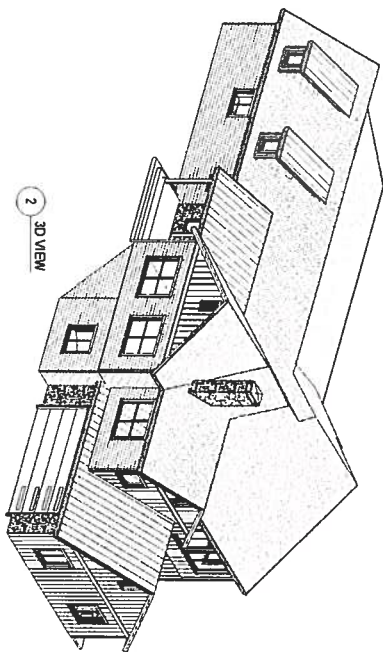
Should we expand to encompass training services/hosting of events in the future, public interaction would naturally become more frequent. While we do not currently foresee hiring employees, we estimate it would not exceed four in the event it becomes necessary.

Upon the expansion into training/event hosting, the entrances, interior roads/driveway, and parking areas will be enhanced/constructed per code, a separate septic system will be addressed, and additional permits will be obtained for those projects as required at the time of construction.

1 SITE PLAN
1"=30'



2 3D VIEW



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK (IMC/IEC).
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DETAILS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT.

DESIGNER'S CERTIFICATION:
I, the undersigned, being a duly licensed Professional Engineer in the State of Idaho, do hereby certify that I am the author of the design and construction documents herein, that I am a duly licensed Professional Engineer in the State of Idaho, and that I am not providing my services to the owner in violation of the provisions of the Idaho Engineering and Surveying Act.

DESIGNER'S NAME: [Name]
DATE: [Date]
SHEET NO: [Number]
TOTAL SHEETS: [Total]

SHEET TITLE
SITE PLAN

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

SURBER ADDITION
25366 EMMETT RD
CALDWELL, ID 83807
SITE PLAN

These drawings are prepared for the use of the owner and are not to be used for any other purpose without the written consent of the designer. The designer shall not be responsible for any errors or omissions in these drawings.



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? Property contains one existing well

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: Poly 3-rail with wire barrier fencing attached and/or chain link fencing Height: 3-4 ft

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches
☒ Other: Drainage ditch along East/South property lines

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Irrigation provided by Black Canyon Irrigation

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☒ Water supply source: Private well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Dog breeding with potential to expand into training/hosting events in the future

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday By appt only to _____
☒ Tuesday By appt only to _____
☒ Wednesday By appt only to _____
☒ Thursday By appt only to _____
☒ Friday By appt only to _____
☒ Saturday By appt only to _____
☒ Sunday By appt only to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1-4 ☐ No There are no plans for employees at this time but it is possible in the future

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

Any lighting would be on the building above signage
Height: 3.5 ft Width: 4 ft. Height above ground: TBD ft

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

5. PARKING AND LOADING:

How many parking spaces? Existing driveway - If expansion takes place, parking will be provided in the lower pasture per code requirements.

Is there is a loading or unloading area? Existing driveway

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 20 adult dogs/bitches (greater than 1 year of age)

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☒ Building ☒ Kennel ☐ Individual Housing ☒ Other Residence

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: Additional waste system will be addressed as needed

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: 25366 Emmett Road	Parcel Number: R38010	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: <u>October 26, 2023</u>	Number of Acres: 4.72	Current Zoning: <u>Res.</u>
Description of the Request: Dog breeding with possible future expansion into training		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Sheree Surber		
Company Name: Macushla Labradors		
Current address: 25366 Emmett Road		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: <u>11-8-2023</u>	MEETING LOCATION: 25366 Emmett Road	
MEETING START TIME: <u>6:00 pm</u>	MEETING END TIME: <u>7:00 pm</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Denise Burnett	<u>Denise Burnett</u>	25498 Emmett Rd
2. Stewart Voss	<u>Stewart Voss</u>	25367 Emmett Rd
3. Randy Robertson	<u>Randy Robertson</u>	13247 Lewis Ranch Rd
4. Dawn Robertson	<u>Dawn Robertson</u>	13247 Lewis Ranch
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Sheree Surber

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 11/8/23

Sheree Surber
25366 Emmett Road, Caldwell, ID 83607

October 26, 2023

Dear Neighbor,

I am in the process of submitting an application for a Conditional Use Permit 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 is applied.

The Neighborhood Meeting details are as follows:

Date: Wednesday, November 8, 2023

Time: 6:00 PM

Location: 25366 Emmett Road, Caldwell, ID 83607

Property Description: Residential Property

The project is summarized below:

Site Location: 25366 Emmett Road, Caldwell, ID 83607

Proposed access: Existing driveway(s)

Total Acreage: 4.72

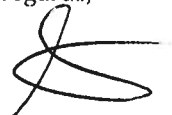
Proposed Lots: R38010

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 directly.

Warm regards,



Sheree Surber



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Sheree Surber

Parcel Number: R38010

Site Address: 25366 Emmett Road, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 08/14/2023 Signed:

Anthony Lee

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

Fire District:

District: SWDH

☐ 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:

District: _____

☒ Applicant submitted/met for official review.

Date: 8/24/23 Signed:

Robert J. Fausch

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

Area of City Impact:

City: Black Canyon Irrigation District

☐ 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



Pre-Development Meeting

Name of Development: Macuchla Labadors
Applicant: Sheree Surber
P.E./P.G.: _____
All others in Attendance: _____

EHS#035 Date 08/14/2023

Number of Lots or Flow: 1 Acreage of Proposed Development: 4.72
Location of Development: 25366 Emmett Rd, Caldwell ID 83607

Project in Area of Concern: No Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: Unknown

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐


Additional Comments: Applicant discussed with SWDH potential plans for a separate facility for dog breeding & training in addition to abandoning the existing septic system & installing a new system. It was proposed that a maximum of 20 dogs for breeding will be on the premise. In the future, it would be advantageous to install a separate septic system for the expanded facility. SWDH has no concerns at this time. When the applicant is ready to move forward with the construction of the house, they will need to apply for a septic permit. A letter of intended use was provided along with floor plans for the proposed house. 08/14/2023 Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.



DATE: October 26, 2023

TO: Sherce Surber
Canyon County P&Z

FROM: Victor Islas, Deputy Chief 

SUBJECT: Fire District Comment

PROJECT NAME: Conditional Use Permit - 25366 Emmett Rd., Caldwell Idaho

Fire District Summary Report:**1. Overview:**

- a. This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the Canyon County, Idaho.

2. Fire Response Time:

- a. The property listed above will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID. Station 53 is 4.1 miles with a travel time of 8 minutes under ideal driving conditions.
- b. Middleton Rural Fire District Station 54 will be located at 26476 Harvey Rd., Caldwell Idaho. When construction is complete, and the station is in service, the property listed above will be 2.1 miles with a travel time of 3 minutes under ideal driving conditions.

3. Accessibility: Roadway Access, Traffic, Radio Coverage

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
- b. A parking and circulation plan will need to be approved by the fire district.
- c. The parking shall not create obstruction for emergency service access to the property.
- d. Vehicles shall be parked in designated areas only.

4. Additional Comments:

- a. Any additions or future building on this site will require commercial plan review/permits for access and water supply by the fire district prior to building permits being issued.



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135

FAX 208/454-2008

Pre-Development Meeting Minutes

Project Name: Emmett-Surber Dog Breeding

Project Owner/Representative: Sheree Surber

Phone: [REDACTED]

Email: [REDACTED]

Project Location: R38010

Jurisdiction: CHD4-Roads

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Emmett Road	Principal Arterial	35' ROW west of centerline, 25' easement east of centerline	100' full width 50' half-width	

Access:

Existing circular driveway 1,950 north of Purple Sage may remain; however, no new approaches allowed. Applicant may relocate driveway if needed. Will review approach at time of approach permit.

Improvement Requirements:

Based upon using the existing residence to breed up to 25 dogs per year, traffic impacts are anticipated to be minimal as customer pickups occur at time of dog purchase—customers are not expected daily.

1. Applicant is required to improve circular approach per SD-106 (commercial approach).
2. Pick-up/drop-off
 - a. When entering Emmett Road it shall be by forward motion only.

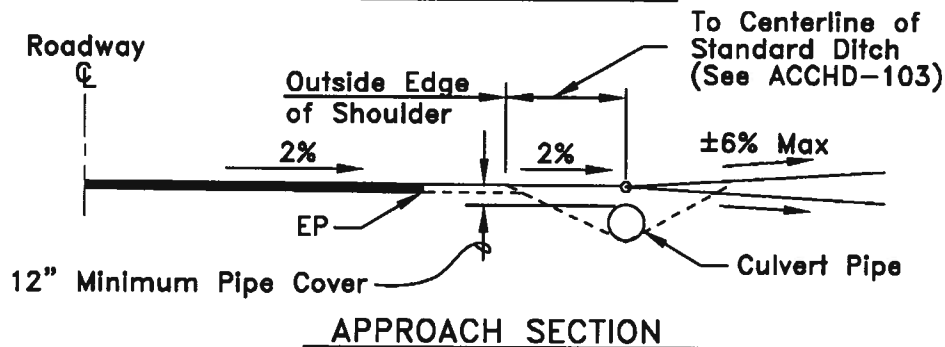
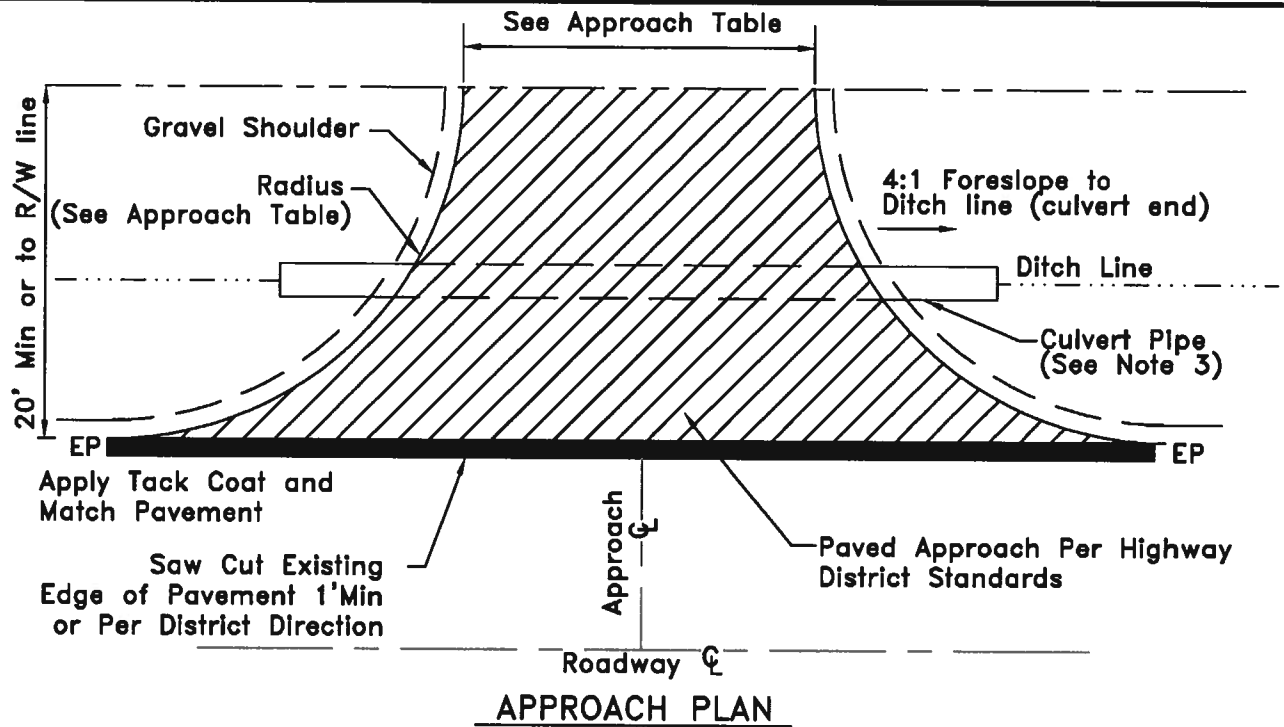
These items will be reviewed at time of approach permit

Other Comments:

Comments applicable for dog breeding only. CHD4 policy requires any change in use to seek an approach permit. If at any time training, kennel, or other changes of use occur please apply for an approach permit with CHD4.

No work within the right-of-way can occur until approach permit is issued.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.



APPROACH TABLE

APPROACH TYPE	Appr Width*		Min**
	Min	Max**	Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include required 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

PAVED APPROACH

STRUCTURAL SECTION **

2.5" Surfacing (Required)
6" Base
9" Subbase

**COMMERCIAL APPROACH OR RESIDENTIAL APPROACH
SERVING THREE (3) OR MORE PROPERTIES**

N.T.S.

NOTES:

1. Approaches spacing shall conform to section 3000 of the ACCHD Manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060" corrugated Aluminum or Class V reinforced concrete.
4. For approach serving primarily commercial trucks refer to section 3061.050.
5. Serving One (1) Commercial Property or Three (3) or More Residences.

REVISED 01/22

ASSOCIATION OF
CANYON COUNTY
HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

COMMERCIAL & MULTIPLE
RESIDENTIAL APPROACH

STANDARD DRAWING
ACCHD-106



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 603462

FOR VALUE RECEIVED

Sharon Kay Martin, an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

^A
Sheree J Surber and Michael S Surber, wife and husband

whose current address is

25366 Emmett Rd
Caldwell, ID 83607

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

SEE EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 30, 2022

Sharon Kay Martin
Sharon Kay Martin

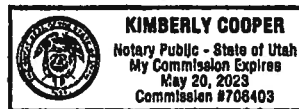
State of Utah, ss

County of Washington

On this 1st day of April, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Sharon Kay Martin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

Kimberly Cooper
the undersigned
Notary Public for the State of Utah
Residing at: Saint George
Commission Expires: May 10, 2023



File No. 603462

Exhibit 'A'

A part of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 5 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described to wit:

Commencing at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 5 North, Range 3 West of the Boise Meridian; thence
South 00°00' West 462.66 feet, along the West line of the said Section 25 to the initial point of this description; thence

North 90°00' East 595.32 feet; thence

South 33°53'30" West 354.90 feet; thence

South 52°39' West 449.62 feet; thence

North 90°00' West 40 feet to a point on the West line of the said Section 25; thence

North 00°00' East 567.34 feet, along the said West line to the initial point of this description.

Arbay Mberwa

From: Sheree Surber <[REDACTED]>
Sent: Tuesday, August 13, 2024 11:21 AM
To: Arbay Mberwa
Subject: [External] Fwd: Fw: CU2023-0025

Please see the following photograph:



(NOTE: I am only using this account to send the picture. All correspondence should continue to go to [REDACTED] as I do not check this account regularly.)

Cordially,

Sheree Surber

----- Forwarded message -----

From: **Sheree Surber** <[REDACTED]>
Date: Tue, Aug 13, 2024 at 11:15 AM
Subject: Fw: CU2023-0025
To: Sheree Surber <[REDACTED]>

Sheree Surber
[REDACTED]

Sent with [Proton Mail](#) secure email.

----- Forwarded Message -----

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Date: On Wednesday, August 7th, 2024 at 10:43 AM
Subject: CU2023-0025
To: '[REDACTED]' >

Hi Sheree,

Status update on the conditional use permit for a dog kennel, the agency notice will be sent out today and the 30-day comment period will end on September 9, 2024. The land use worksheet states that the type of fencing will be poly fencing with wire barrier attached and/or chain link at 3-4 feet, can you please provide a photo of what that will look like or the material of the fence. The fencing needs to keep the dogs from running at large. Lastly, what is in the letter of intent is what you will be held to if the conditional use permit is approved. Any future modifications will need to amend the conditional use permit.

I'll be emailing you through out the process as I work through the case, if I need additional information. If you have any questions please let me know.

Thanks,



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)

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 ****

Arbay Mberwa

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Wednesday, August 7, 2024 5:12 PM
To: Arbay Mberwa
Subject: [External] FW: Initial Notification CU2023-0025 Surber
Attachments: CU2023-0025.pdf

Based on review of the applicant's description of site activities relating to this CUP, HD4 has no comments or concerns regarding the request.

Respectfully,

Chris Hopper, P.E.
District Engineer



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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, August 7, 2024 3:07 PM
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>; Chris Hopper <chopper@hwydistrict4.org>; Lenny Riccio <lrccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; '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 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>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>
Subject: Initial Notification CU2023-0025 Surber

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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: Amber Lewter
Sent: Tuesday, August 13, 2024 1:18 PM
To: Arbay Mberwa
Subject: FW: [External] RE: Initial Notification CU2023-0025 Surber

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, August 13, 2024 1:15 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: Initial Notification CU2023-0025 Surber

Hello,

After careful review of the transmittal submitted to ITD on August 7, 2024 regarding CU2023-0025 Surber, the Department has no comments or concerns to make at this time.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety •••▶ **YOUR Mobility** •••▶ **YOUR Economic Opportunity**

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, August 7, 2024 3:07 PM
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>; 'Iriccio@hwydistrict4.org' <Iriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Cawforth <Brian.Cawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>
Subject: Initial Notification CU2023-0025 Surber

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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

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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

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Wednesday

1pm – 5pm

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

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. CU2023-0025 Surber

Dear Arbey 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

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, August 30, 2024 4:17 PM
To: Arbay Mberwa
Subject: [External] RE: Initial Notification CU2023-0025 Surber

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Arbay,

Per request for comments:

Will a Nutrient Pathogen Study be required? The project is NOT in a designated Nitrate Priority Area and a Nutrient Pathogen Study is not required.

Will adequate sanitary systems be provided to accommodate the use? A pre-development meeting was conducted on 08/14/2023 and was recommended installing a new septic system for the dog kennel facility.

We may want to revisit the 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: Wednesday, August 7, 2024 3:07 PM
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>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.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>; Loretta Tweedy
<Loretta.Tweedy@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb
<Cassie.Lamb@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>;
'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>

Subject: Initial Notification CU2023-0025 Surber

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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

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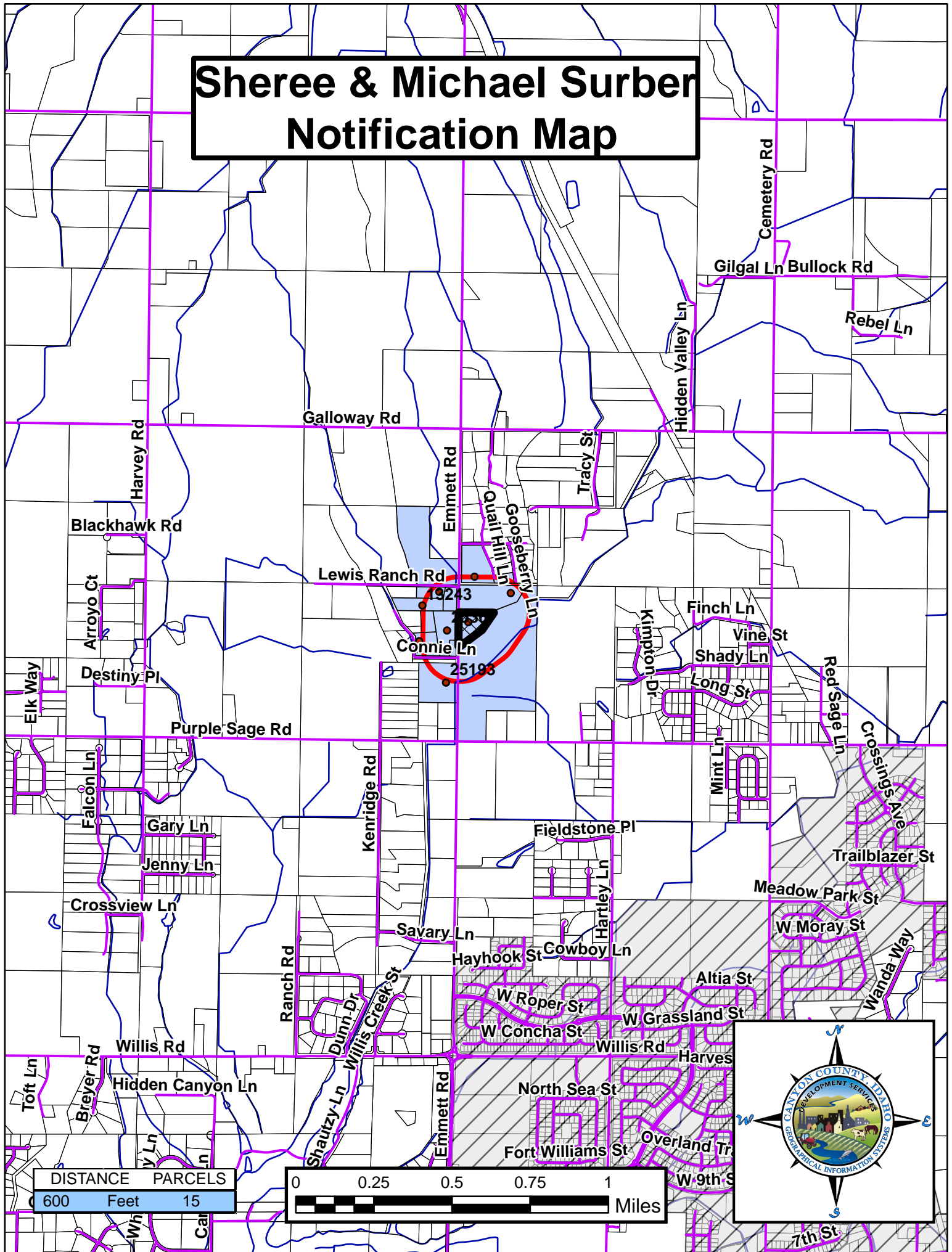
Wednesday

1pm – 5pm

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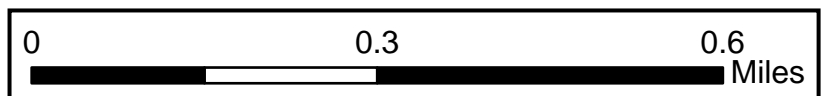
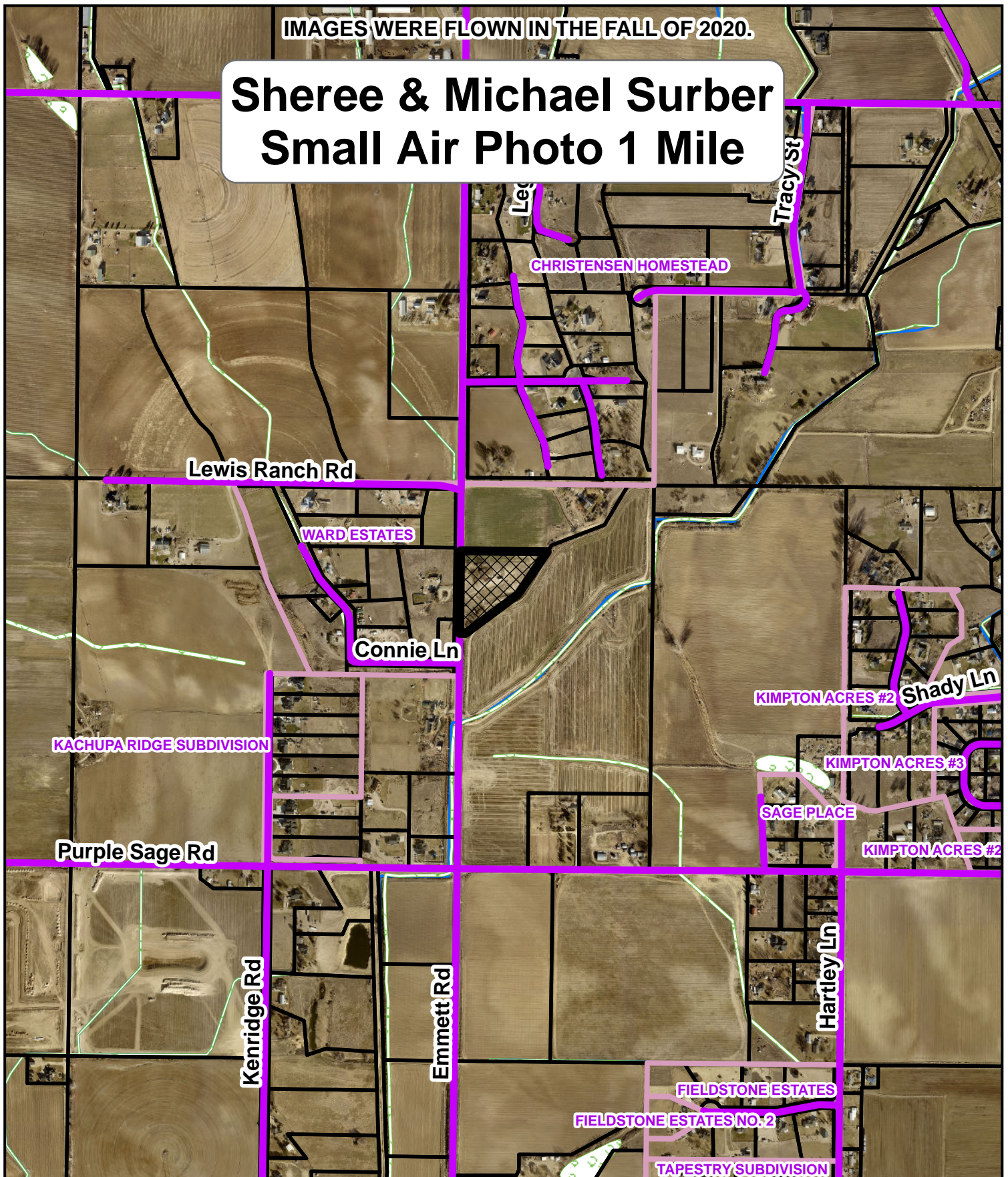
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Sheree & Michael Surber Notification Map



IMAGES WERE FLOWN IN THE FALL OF 2020.

Sheree & Michael Surber Small Air Photo 1 Mile



Neighborhood Notification Map

Parcel No. R38010

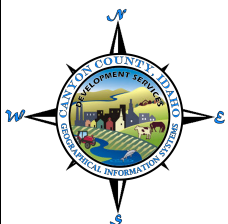
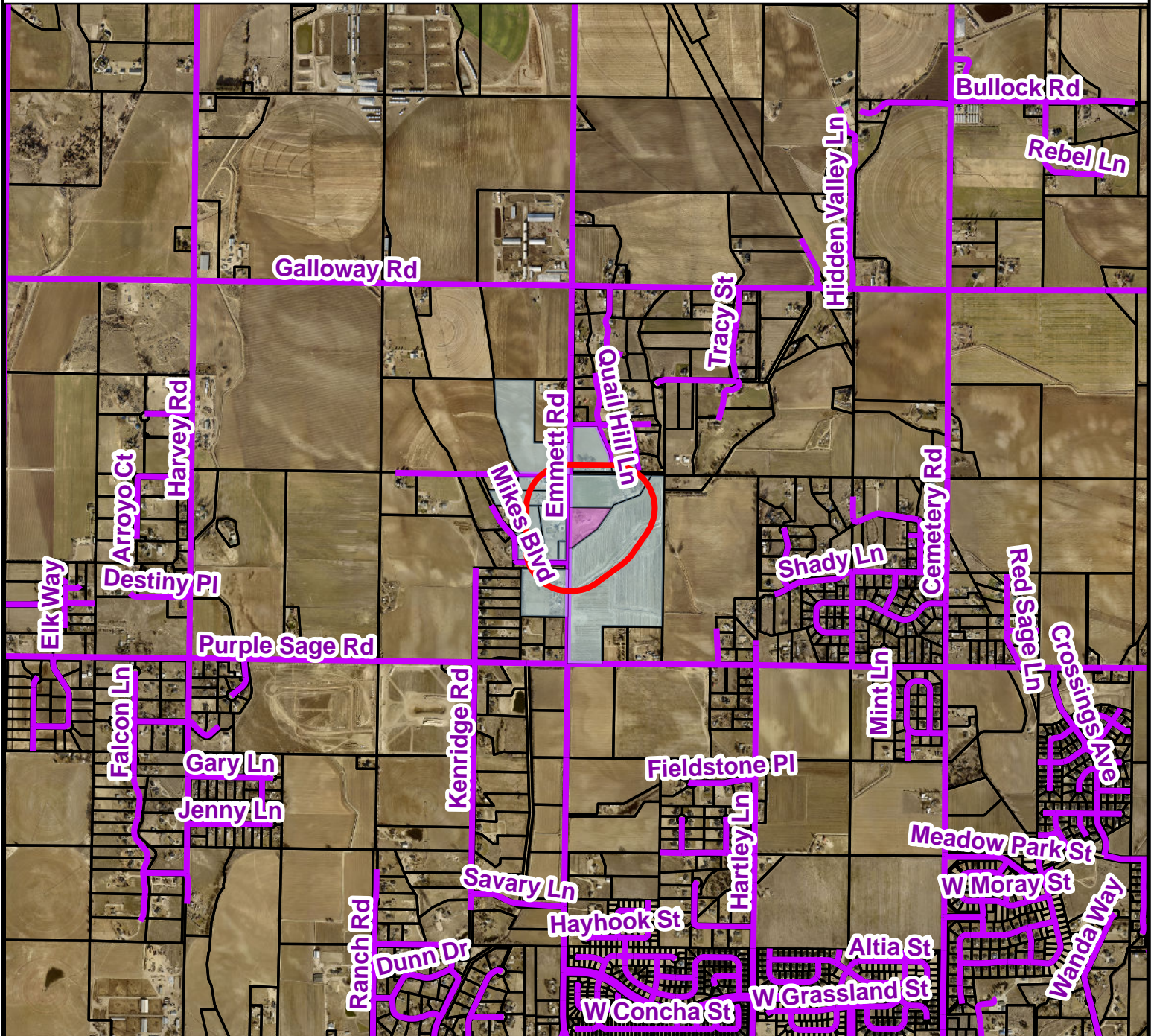
Buffer Distance 600 Feet

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



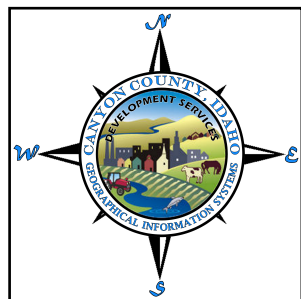
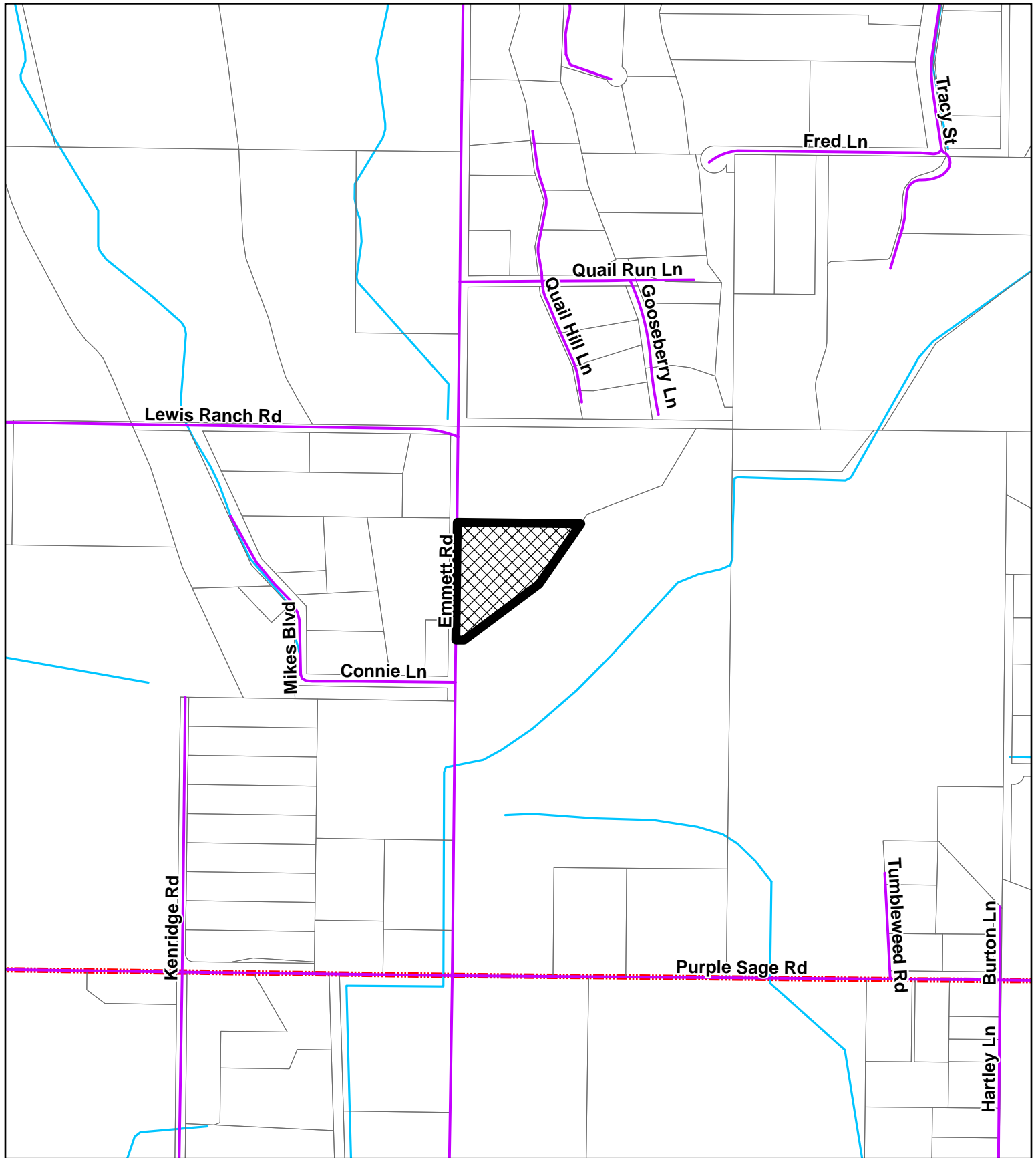
Legend

	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

