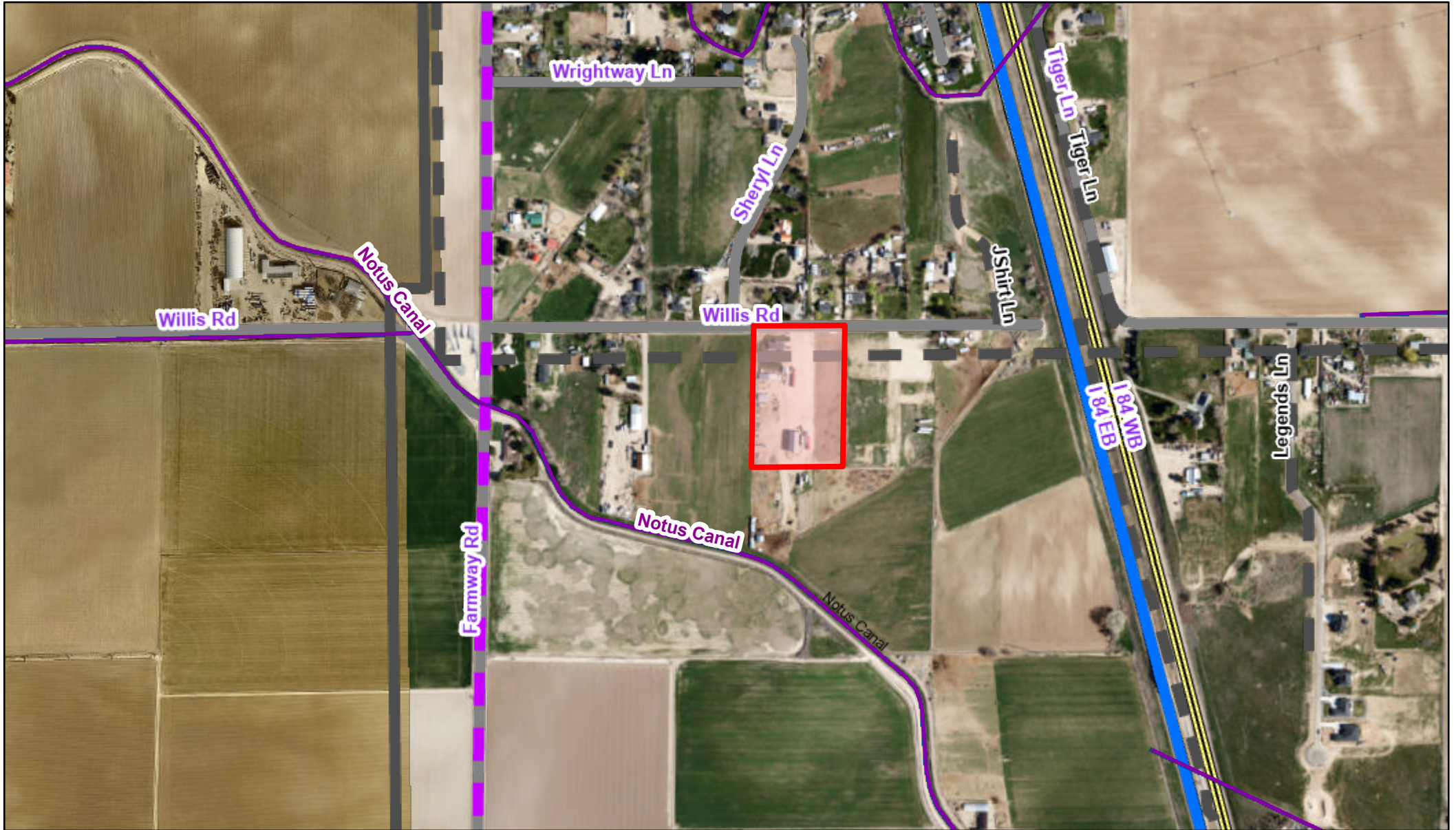









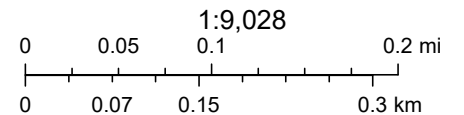


Canyon County, ID Web Map



2/15/2024, 4:14:46 PM

- | | | | | | | | | |
|--|--|--|--|---|---|--|---|---|
|  Multiple Parcel Search_Query result |  Hydro_NHDFlowline |  Hydro_NHDFlowline |  CanyonCountyRoads Interstate |  CanyonCountyRoads Roads |  CanyonCountyRoads CC_PrivateRoads |  ITDFunctionalClassification Interstate |  ITDFunctionalClassification Major Collector |  Urban_2023 Red: Red |
|--|--|--|--|---|---|--|---|---|



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



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jose Rogel
	MAILING ADDRESS: 15741 Willis Rd Caldwell, Id 83007
	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: <u>Jose Rogel</u> Date: <u>1/15/24</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Mariela Melchor
	COMPANY NAME: J. Rogel Trucking LLC
	MAILING ADDRESS: 15741 Willis Rd Caldwell, Id 83007
	PHO: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 15741 Willis Rd Caldwell, ID 83007
	PARCEL NUMBER: R34550
	PARCEL SIZE: 5 acres
	REQUESTED USE: Staging Area
	FLOOD ZONE (YES/NO): <input checked="" type="checkbox"/> ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: CU2024-0006	DATE RECEIVED: 2-15-24
RECEIVED BY: LISTER	APPLICATION FEE: \$950 / CK MO CC CASH

#6603



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
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.

J Rogel Trucking LLC
Rogel Trucking LLC
15741 Willis Rd
Caldwell, ID 83607
rogeltruckingllc@yahoo.com
January 2, 2024

To whom it may concern,
Canyon County Development Services
1115 Albany Street
Caldwell, ID 83605

Dear To whom it may concern,:

We are long-time residents of the county, and we are writing to explain the reasons for which we are applying for the conditional use permit. We have run and owned our business for over ten years. Our business is a small family owned trucking company. We are requesting the permit to allow our equipment to be parked on site when it is not on the road. As explained to us a *Staging area* for our company trucks and trailers. Companies are J Rogel Trucking LLC and Rogel Trucking LLC, both owned and operated by Jose Rogel and Mariela Melchor.

We currently don't have a sign up but if necessary will set one up on the premises. Our water source is from a private well. Our irrigation services come from Black Canyon Irrigation District located out of Notus, ID. We have approximately 6 acres of Alfalfa-Hay that are irrigated. All of our equipment is correctly registered and numbered according to the FMCSA (Federal Motor Carrier Safety Association) and ITD (Idaho Transportation Department).

We currently own 11 tractor trailer combinations which are used for custom hauling. All products hauled with the use of our equipment are all products loaded and unloaded off site. Nothing is loaded on-site.

On a daily we are dispatched by JR Simplot and/or Medelez Inc. This consists of a year round job. We haul potatoes from one off-site location and deliver it to either the JR Simplot plants based out of Caldwell or Ontario, OR. During harvest season we haul local ag products from the field location (varies) to different warehouses or sheds throughout the general region.

Our business hours vary since the warehouse/plant site hours vary and there really isn't a general set of hours. We do encourage most of our drivers to not park onsite when it is very late into the night. For the most part they are very accommodating and stay away.

The general purpose of this letter is to explain what is done on the property. The tractor drivers arrive at various hours throughout the day and night and park the equipment and go home or come over and take their assigned equipment and go about their job going and loading the product and delivering it to their destinations. It's basically run 24 hours but the equipment is only on the premises about 20 percent of the

To whom it may concern,

January 2, 2024

Page 2

time if that. The general use of the lot on the property is used for parking the equipment when it is not being used. If there is any general work being done on the property is general maintenance if necessary of the equipment; otherwise the equipment is taken to a shop/mechanic off-site and the work is done there.

Our company consists of 12 employees which are mostly company drivers and one office employee. All other visitors are family and friends that lives off the premises that come and go.

Until now we had not been faced with any negativity or complaints.

The most common negative impact of the use of heavy equipment is the noise it emits. We are well aware of that and have instructed our drivers and others who come and go. To try to quickly and effectively park the equipment and shut off properly and in a timely manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Melchor', with a stylized flourish at the end.

Mariela Melchor

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - 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.
<p>A plan of action to include:</p> <ul style="list-style-type: none"> - 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.

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
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.		
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		

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.		

Willis Rd

Willis Rd

15741 Willis RD
Caldwell ID
83607



[Handwritten scribbles]

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

3. **IRRIGATION WATER PROVIDED VIA:** *gated pipe*
 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: *Wire* _____ 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)
ditches, irrigation canal _____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE:

Staging Area

2. DAYS AND HOURS OF OPERATION:

- | | | | |
|------------------------------------|-----------------|----|-----------------|
| <input type="checkbox"/> Monday | <u>12:00 am</u> | to | <u>11:59 pm</u> |
| <input type="checkbox"/> Tuesday | <u>"</u> | to | <u>"</u> |
| <input type="checkbox"/> Wednesday | <u>"</u> | to | <u>"</u> |
| <input type="checkbox"/> Thursday | <u>"</u> | to | <u>"</u> |
| <input type="checkbox"/> Friday | <u>"</u> | to | <u>"</u> |
| <input type="checkbox"/> Saturday | <u>"</u> | to | <u>"</u> |
| <input type="checkbox"/> Sunday | <u>"</u> | to | <u>"</u> |

3. WILL YOU HAVE EMPLOYEES?

Yes If so, how many? 12 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? 15

Is there is a loading or unloading area? NO

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____

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

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 (Staging Area) is applied.

The Neighborhood Meeting details are as follows:

Date: **Tuesday, January 16, 2024**

Time: **7:15 pm**

Location: Caldwell Public Library (Dean Miller Community Room)

Property description: 15741 Willis Rd Caldwell, ID 83607

The project is summarized below: Conditional Use Permit for Semi-Truck Staging Area for J. Rogel Trucking LLC and Rogel Trucking LLC.

Site Location: 15741 Willis Rd Caldwell, ID 83607

Proposed access: Farmway Road onto Willis Rd onto Property.

Total acreage: 10 Acres

Proposed lots: Lots 1&4

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:

Mariela Melchor



Sincerely,

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: 15741 Willis Rd	Parcel Number:
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 5 Current Zoning:
Description of the Request: Staging Area	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose Rogel
Company Name: Rogel Trucking LLC
Current address: 15741 Willis Rd
City: Caldwell State: ID ZIP Code: 83607
Phone: Cell: Fax:
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 01/16/2024	MEETING LOCATION: Caldwell Public Library
MEETING START TIME: 7:30pm	MEETING END TIME: 8:15pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. MARIA BANTISTER	<i>[Signature]</i>	15649 Willis Rd.
2. MARCO BANTISTER	<i>[Signature]</i>	15649 Willis Rd
3. <i>[Signature]</i>		15649 Willis Rd
4. JOSE PELAYO	<i>[Signature]</i>	15649 Willis Rd
5. <i>[Signature]</i>	<i>[Signature]</i>	15877 Willis Rd.
6.		
7.		
8.		
9.		

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

NEIGHBORHOOD MEETING CERTIFICATION:

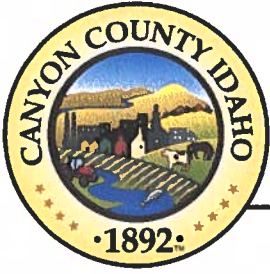
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Mariela Melchor

APPLICANT/REPRESENTATIVE (Signature): *m mel*

DATE: 01 / 16 / 24



AGENCY ACKNOWLEDGMENT

Date: 01/17/24
 Applicant: JOSE ROJEL
 Parcel Number: R34850
 Site Address: 15741 Willis Rd Caldwell, Id 83407

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: 01/18/2024 Signed: Anthony Lee
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: 1-24-24 Signed: [Signature]
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: Notus-Parma Highway District

Applicant submitted/met for informal review.

Date: 1-22-24 Signed: [Signature]
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Approach to be improved and paved,

Irrigation District:

District: _____

Applicant submitted/met for informal review.

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

Area of City Impact

City: _____

Applicant submitted/met for informal review.

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

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

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

Re: Staging area

From: Mariela Rogel (rogelmariela@yahoo.com)

To: carl@blackcanyonirrigation.com

Date: Friday, February 9, 2024 at 02:39 PM MST

Good Afternoon,

Attached are docs you might need to revise and sign acknowledgment.

Please let us know if you need anything else.

Thanks

Mariela Melchor

Rogel Trucking LLC

J Rogel Trucking LLC

[REDACTED]

[REDACTED]

On Monday, January 22, 2024 at 08:33:36 AM MST, Carl Hayes <carl@blackcanyonirrigation.com> wrote:

Mariela,

I show that address next to the Notus Canal. The Right of Way for the Notus Canal is 100' please be sure that there are no encroachments within the ROW and that the change of use does not cause non-agricultural stormwater runoff to enter that Right of Way or the Notus Canal itself.

Thank you,

-Carl Hayes

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

From: Mariela Rogel [REDACTED]
Sent: Wednesday, January 17, 2024 2:51 PM
To: Carl Hayes <carl@blackcanyonirrigation.com>
Subject: Staging area

Hello,

I am reaching out regarding agency acknowledgment for a staging area conditional use permit for parking trucks.

15741 Willis Rd

Caldwell, ID 83607.

This is a prerequisite for applying for the permit.

Could you please follow up with me.

Thank you.

Mariela Melchor

Rogel Trucking LLC

J Rogel Trucking LLC

[REDACTED]

[REDACTED]

APPLICATION-Acknowledgement Notice



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

Parcel #: R34550 (Official Use Only) Acres: 5

Property Address: 15741 Willis Rd City Caldwell Zip Code 83007

Legal Description: Township 4N Range 3W Section 4 County _____

Subdivision: _____ Lot _____ Block _____

Applicants Name: Mariela Melchor Email _____

Mailing Address: " " Phone # _____

City: _____ State: _____ Zip Code: _____

Applicant is: Landowner Contractor Installer Other b.manager Date: 01/18/24

Owners Name: Jose Rogel

Mailing Address: 15741 Willis Rd Phone #: _____

City: Caldwell State: ID Zip Code: 83007

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

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

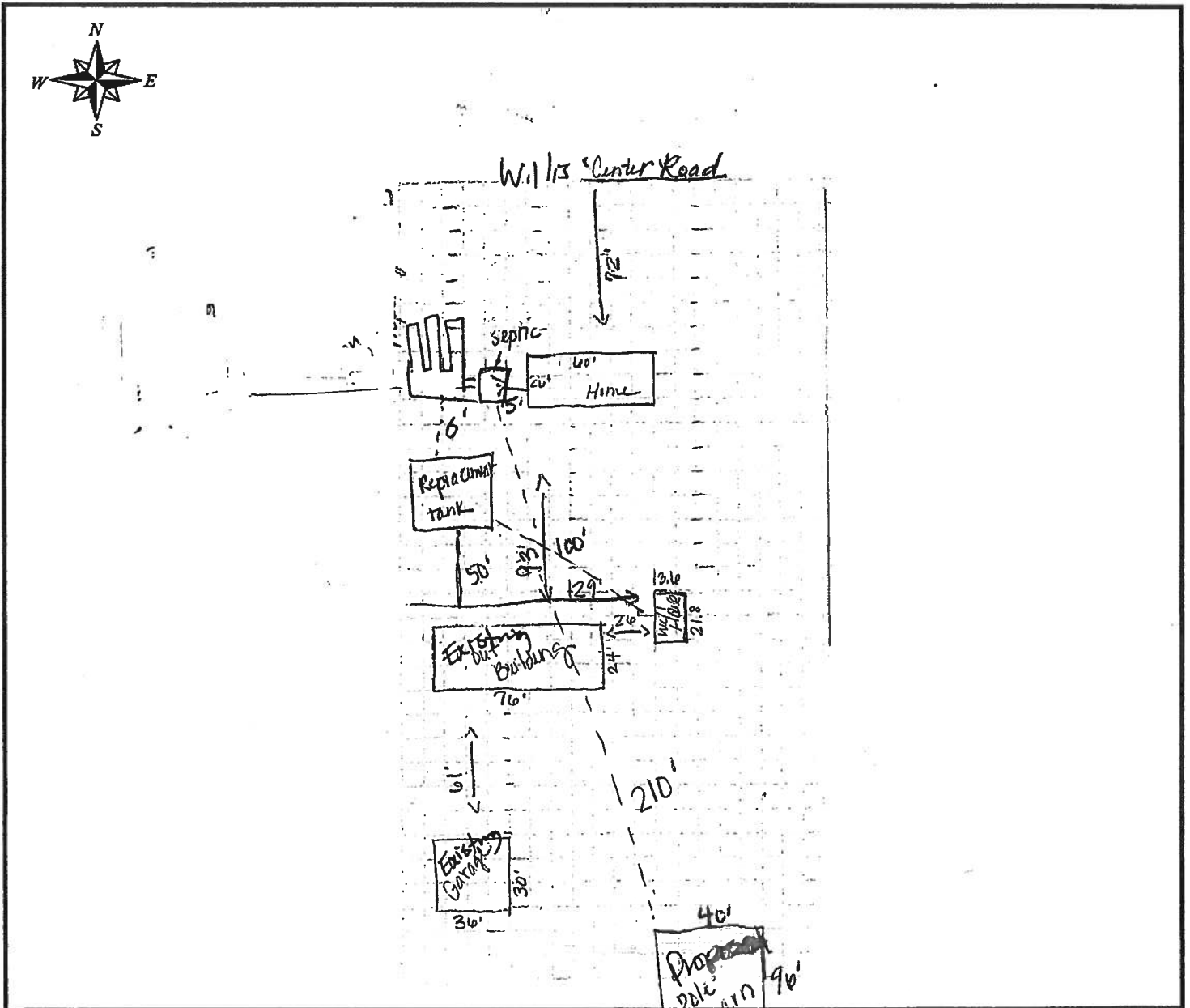
Description of proposal:
Staging area for semi-trucks

SIGNATURE: m. mel DATE: 01/18/24

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.

Please draw an aerial view of the property showing your proposal and the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, drive-way and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield (see attached example).

PLOT PLAN



SIGNATURE : *M. Rogge* DATE: 4/17/19

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 my permit canceled. I accept the responsibility to notify Southwest District Health of any changes to the above information if performed prior to completion of the permitted system. I hereby authorize Southwest District Health to have access to this property for the purpose of conducting a site-evaluation.

Southwest District Health, Environmental Health Services

13307 Miami Lane
Caldwell, ID 83607
208.455.5400
208.455.5405 (fax)

1008 East Locust
Emmett, ID 83617
208.365.6371
208.365.4729 (fax)

1155 Third Avenue North
Payette, ID 83661
208.642.9321
208.642.5098 (fax)

46 West Court
Weiser, ID 83672
208.549.2370
208.549.2371 (fax)



Southwest District Health Department

920 Main Street
Caldwell, Idaho 83605

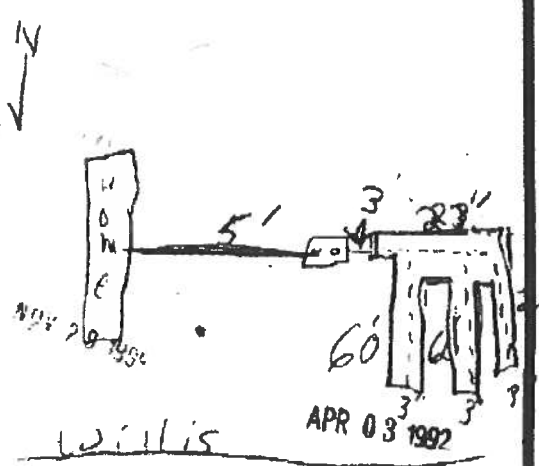
For Office Use Only
Document Number _____

Site Eval. Charge \$50.00 Permit Fee \$50.00
 Receipt # 2590 Receipt # 2590
 Date 3-17-92 Date 3-17-92

TR-575N 24783

INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

A Property Owner	<u>George Solis</u>	Legal Description	<u>Sec. 4 T 4N R 3W</u>
P Property Address	<u>15741 Willis Rd.</u>	Site Location	<u>Plot 3 Campground to Willis</u>
L City	<u>Caldwell</u>	County	<u>1410</u>
I City	<u>Caldwell</u>	County	<u>1410</u>
C New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Lot size	<u>20A</u>	Proposed diagram showing location and dimensions	
T # of Bedrooms	<u>4</u>	Flow	gal
I Septic tank	<u>1200</u>	Eff. area	<u>500 sq. ft.</u>
O Type: Standard <input checked="" type="checkbox"/> Alternate <input type="checkbox"/>			
N Trench <input type="checkbox"/> Bed <input type="checkbox"/> Pit <input type="checkbox"/> Other <input type="checkbox"/>			
/ Soil textural classification	<u>B</u>		
S Depth	<u>Impermeable layer</u>	ft	
I to:	<u>Ext. permeable layer</u>	ft	
T Distance to surface water	<u>400</u>	ft	
E Static water table depth		ft	
Distance to wells:	<u>Owners 100</u>	ft	
(from drainfield)	<u>Neighbors</u>	ft	
V Licensed Installer.			
A <input checked="" type="checkbox"/> <u>X H. E. ...</u>			
L Applicant signature.	<u>George Solis</u>		
X Site evaluation inspection			
EHS Signature	<u>Tom Lane</u>	EHS Code	<u>060</u>
		Date	<u>3/23/92</u>
The size of the drainfield will be determined at the time of the site evaluation inspection		PERMIT ISSUED	
		EHS Signature	<u>Tom Lane</u>
		EHS Code	<u>060</u>
		Date	<u>3/23/92</u>
This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit. (Valid for one year)			
I Septic tank	<u>1250</u> gal	Mfr	<u>Pro cast</u>
S Standpipe	<u>18"</u>	Manhole depth	<u>18"</u>
A Absorption area	<u>504</u>	sq. ft.	
P Dimensions: Width	<u>3</u> ft	Length	<u>168</u> ft
E Gravel	<u>2</u> beds	Depth under pipe	<u>4</u> ft/in
C Depth to pipe	<u>36</u> ins	Dist. to well	ft
T Licensed installer or Owner installed			
I			
O Final EHS Approval			
N <u>Don't Wooley</u>	EHS Code	<u>035 312692</u>	
EHS Signature		Date	
R REMARKS:			
R	145		
E	23		
P	168		
O	3		
R	504		
T	Travel	<u>015030</u>	
	Inspect	<u>015010</u>	



Installation shall comply with all applicable rules, regulations, and standards
 Caldwell 454-7608 Emmett 365 6371 Payette 642-9321 Weiser 549-2370 Nampa 465-8402
 NOTE: This is not a building permit, a building permit may be required by the County or City.

EXHIBIT A

Parcel 1:

A Parcel of land located in Government Lot 3 and Government Lot 4 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet

BEGINNING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance 1320.94 feet,
thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet,
thence leaving said North line, South 01°35'26" West a distance of 579.87 feet,
thence North 89°42'47" West a distance of 375.62 feet
thence North 01°35'26" East a distance of 580.07 feet to the North line of Government Lot 4,
thence along said North line, South 89°38'34" East a distance of 217.60 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an access & Utilities Easement more particularly described as follows:

An easement located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 143.01 feet to the POINT OF BEGINNING;
thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;
thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;
thence from a tangent which bears South 62°27'54" East, along a curve to the right with a radius of 60.00 feet and a central angle of 308°06'40" an arc length of 322.65 feet with a chord bearing of North 88°24'34" West, and a chord distance of 52.50 feet;
thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

Parcel 2:

A Parcel of land located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet to the POINT OF BEGINNING;
thence continuing along said North line, South 89°44'15" East a distance of 375.61 feet;
thence leaving said North line, South 01°26'24" West a distance of 580.00 feet;
thence North 89°42'47" West a distance of 377.13 feet;
thence North 01°35'26" East a distance of 579.87 feet to the POINT OF BEGINNING.

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thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;
thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;
thence from a tangent which bears South 62°27'54" East, along a curve to the right with a radius of 60.00 feet and a central angle of 308°06'40" an arc length of 322.65 feet with a chord bearing of North 88°24'34" West, and a chord distance of 52.50 feet;
thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

Parcel 3:

A Parcel of land located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet; thence leaving said North line, South 01°35'26" West a distance of 579.87 feet to the POINT OF BEGINNING;
thence South 89°42'47" East a distance of 377.13 feet;
thence South 01°26'24" West a distance of 769.16 feet to the South line of said Government Lot 3;
thence along said South line, North 89°41'44" West a distance of 173.65 feet to the Northerly right-of-way of the Notus Canal;
thence along said right-of-way, North 47°48'36" West a distance of 270.58 feet;
thence leaving said right-of-way, North 01°35'26" East a distance of 588.39 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an access & Utilities Easement more particularly described as follows:

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COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 143.01 feet to the POINT OF BEGINNING;
thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;

thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;
thence from a tangent which bears South 62°27'54" East, along a curve to the right with a radius of 60.00 feet and a central angle of 308°06'40" an arc length of 322.65 feet with a chord bearing of North 88°24'34" West, and a chord distance of 52.50 feet;
thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

Parcel 4:

A Parcel of land located in Government Lot 3 and Government Lot 4 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet; thence leaving said North line, South 01°35'26" West a distance of 579.87 feet to the POINT OF BEGINNING;
thence continuing, South 01°35'26" West a distance of 588.39 feet to the Northerly right-of-way of the Notus Canal;
thence along said right-of-way, North 47°48'36" West a distance of 348.26 feet;
thence continuing along said right-of-way, North 76°17'44" West a distance of 113.62 feet;
thence leaving said right-of-way, North 01°35'26" East a distance of 329.37 feet;
thence South 89°42'47" East a distance of 375.62 feet to the POINT OF BEGINNING.

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thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

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: 81832

Date: 2/15/2024

Date Created: 2/15/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Mariela Melchor - J. Rogel Trucking LLC

Comments: CU2024-0006

Site Address: 15741 WILLIS RD, Caldwell ID 83607 / Parcel Number: 34550000 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	CU2024-0006	\$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	6603	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00