



Planning & Zoning Commission
Hearing Date: February 20, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2024-0008
APPLICANT/REPRESENTATIVE: Jeff Ransom/Josh Leonard
PROPERTY OWNER: Jeff Ransom

APPLICATION: Conditional use permit (Ministorage/RV storage)

LOCATION: An approximately 2-acre parcel located at 13461 Hwy 44, Caldwell ID 83607, also referenced as Parcel R34719010A, a portion of the NE quarter of Section 11, T4N, R3W, BM, Canyon County, Idaho

ANALYST: Madelyn Vander Veen, Associate Planner
REVIEWED BY: Michelle Barron, Principle Planner

REQUEST:
The applicant, Jeff Ransom, requests a conditional use permit for a RV storage and ministorage facility on approximately 2 acres in the "C-1" (Neighborhood Commercial) zone.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	February 8, 2024
JEPA notice sent on:	December 18, 2024
Agency notice:	December 17, 2024
Neighbor notification within 600 feet mailed on:	January 21, 2025
Newspaper notice published on:	January 21, 2025
Notice posted on site on:	January 21, 2025

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1. BACKGROUND:

The property is currently used as an excavation/well driller's shop and yard.

The property was rezoned to "C-1" (Neighborhood Commercial) in 2011 pursuant to Ordinance No. 11-017 (Instrument No. 2011-049730). It was previously zoned "CR-M-1" (Conditional Rezone – Light

Industrial) in case CR2003-4. It was divided into the current configuration in 2018 with an administrative land division (Case AD2018-0128; Instrument No. 2019-002385).

The request consists of a ministorage and RV storage facility. The applicant's site plan (**Exhibit A3**) includes 39 RV storage spots (13 enclosed and 26 covered), 99 storage units, and a small office. The proposed hours that the facility is accessible to customers are 8 a.m. to 10 p.m., Monday through Saturday. No employees are proposed. A 4 ft by 8 ft freestanding wall sign is proposed 12 feet above the ground (a sign permit will be required).

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve CU2024-0008, Ransom, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County Zoning Regulations, **with the conditions listed in the staff report, finding that;** *[cite reasons for approval & Insert any additional conditions of approval]*.

Denial of the Application: "I move to deny CU2024-0008, Ransom, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County Zoning Regulations, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)).9*

Table the Application: "I move to continue CU2024-0008, Ransom, to *[a date certain or uncertain]*

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:																		
Compliant			County Ordinance and Staff Review															
Yes	No	N/A	Code Section	Analysis														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit;														
			Staff Analysis	The proposed use is permitted in the zone by conditional use permit, pursuant to County Ordinance 07-10-27 (Land Use Regulations (Matrix)). The proposed use consists of a ministorage and RV storage facility. See staff analysis contained in Section 07-07-05(2) detailing the nature of the request.														
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-07-05(2)	What is the nature of the request;														
			Staff Analysis	The nature of the request consists of a ministorage and RV storage facility. The applicant’s site plan (Exhibit A3) includes 39 RV storage spots (13 enclosed and 26 covered), 99 storage units, and a small office. The hours that the facility is accessible to customers are 8 a.m. to 10 p.m., Monday through Saturday, as confirmed by the applicant via a phone call. No employees are proposed. A 4 ft by 8 ft freestanding wall sign is proposed 12 feet above the ground (a sign permit will be required).														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(3)	Is the proposed use consistent with the comprehensive plan;														
			Staff Analysis	The proposed use is consistent with the comprehensive plan. It aligns with the following goals, policies, and actions of the 2030 Canyon County Comprehensive Plan.														
		<table><tr><th colspan="2">Goal/Policy/Action</th><th>Analysis</th></tr><tr><td>G1.01.00</td><td>Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</td><td>Allowing this use would not obstruct property rights.</td></tr><tr><td>A1.01.00a</td><td>Require properties to conform to the zoning code before receiving additional zoning approvals.</td><td>The property is conforming to the zoning code.</td></tr><tr><td>P1.01.03</td><td>Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.</td><td>The conditions have been found to be necessary to mitigate potential issues with the proposal and have been reviewed by the applicant.</td></tr><tr><td>G2.02.00</td><td>Promote housing, business, and service types needed to meet the demand of the future and existing population.</td><td>Population in Canyon County and the Middleton area specifically is increasing. There is demand for this type of business.</td></tr></table>		Goal/Policy/Action		Analysis	G1.01.00	Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.	Allowing this use would not obstruct property rights.	A1.01.00a	Require properties to conform to the zoning code before receiving additional zoning approvals.	The property is conforming to the zoning code.	P1.01.03	Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.	The conditions have been found to be necessary to mitigate potential issues with the proposal and have been reviewed by the applicant.	G2.02.00	Promote housing, business, and service types needed to meet the demand of the future and existing population.	Population in Canyon County and the Middleton area specifically is increasing. There is demand for this type of business.
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				<p>P3.01.01 Direct business development to locations that can provide necessary services and infrastructure.</p> <p>P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.</p> <p>G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</p> <p>P4.03.03 Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.</p> <p>P4.07.01 Plan land uses that are compatible with the surrounding community.</p> <p>G5.06.00 Encourage downward-facing lighting to improve public safety.</p> <p>P5.06.01 Lighting design should reduce the negative impacts of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife.</p> <p>P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and</p>	<p>The property is located in the Middleton City Impact Area off of Highway 44. Adequate infrastructure is in place.</p> <p>The property is located in the Middleton City Impact Area off of Highway 44 and already has commercial zoning. The future land use designation is Industrial and most properties along Highway 44 have a future land use of Commercial.</p> <p>This is a commercial use and is a part of the overall economic stability of Canyon County.</p> <p>This business is compatible with agricultural uses in the vicinity as conditioned. Since it is just a storage use, no major impacts are anticipated.</p> <p>There is already an approved RV storage use in the vicinity, and various other commercial uses exist along Highway 44.</p> <p>As conditioned, lighting shall be downward-facing (Condition 5).</p> <p>As conditioned, lighting shall be downward-facing (Condition 5).</p> <p>This is a non-agricultural related development and is</p>
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				other clearly defined and planned development areas.	located within the Middleton City Impact Area.		
			07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;			
			Staff Analysis	The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. As described below, there are already various commercial uses scattered throughout the area including approval for a RV storage lot.			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Adjacent Existing Conditions:			
				Direction	Existing Use	Primary Zone	Other Zone
				N	Agriculture	C-1	A, R-R
				S	Agriculture	C-1	A
				E	Agriculture and homes	C-1	A, CR-R-R
				W	Agriculture	A	C-1
				"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			
				Surrounding Land Use Cases (Exhibit B2.6):			
				<ul style="list-style-type: none">- RZ2019-0034 Mortensen: Rezone from "A" to "R-1". Approved. Approximately ¾ mile northeast of the subject property.- CU2021-0019 Idaho Materials and Construction: Mineral Extraction. Approved. Approximately 1,000 feet south of the subject property.- RZ2022-0006 Phoenix: Rezone from "A" to "CR-R-1". Approved. Approximately ¾ mile northwest of the subject property.- SD2023-0008 Sleepy Hollow Subdivision No. 2. Approved. Approximately ¾ mile northwest of the subject property.- CU2022-0032 Jones. CUP for school. Approved. Approximately ¾ mile northwest of the subject property.- CU2022-0031 Touns: Conditional Use Permit for RV storage. Approved. Approximately a ½ mile west of the subject property.			
				Character of the Area: The area is a mix of agriculture, homes, and various commercial activities (a gym, a window cleaner's shop, a school bus yard). The property is located along a mile or so of Highway 44 which is less developed than the City of Middleton to the east and county subdivisions closer to I-84 on the west. The Boise River is approximately a half-mile to the south. The property is not in the flood zone. A conditional use permit for mineral extraction for a duration of 15 years was approved on approximately 229 acres about 1,000 feet down the road from the subject property. During the site visit to the Ransom property, any activity that may have been occurring on the mineral extraction site was not noticeable.			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(5)	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;			

			Staff Analysis	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p>Water: One individual well is proposed (Exhibit A5).</p> <p>Sewer: A septic system is not proposed, nor are any bathrooms. This was confirmed with the applicant over the phone on February 11, 2025. The storage area does not require septic. RV wastewater will be taken care of appropriately off site. The applicant did meet with Southwest District Health prior to submittal (Exhibit 6.2). In response to noticing, Southwest District Health provided a comment citing no concerns (Exhibit D1).</p> <p>Irrigation: The irrigation needs of the facility will likely be less than what is currently on the property. The applicant states that there is pressurized irrigation from an irrigation well (Exhibit A5). The applicant did meet with Canyon County Water Company and was provided a letter (Exhibit A).</p> <p>Drainage and stormwater drainage facilities: The applicant does not state any issues with drainage. There are borrow ditches to help with stormwater drainage (Exhibit A5). As conditioned, all runoff will be maintained on site (Condition 11).</p> <p>Utility Systems: Given the proximity to Middleton, any other necessary utilities such as gas, phone, internet are available. Providers of those utilities were notified and did not comment.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(6)	Does legal access to the subject property for the development exist or will it exist at the time of development;
			Staff Analysis	<p>The subject property does have legal access for the development.</p> <p>The property has frontage on Ballard Lane, a public road. The applicant had a pre-development meeting with Highway District No. 4. The proposed access point, improvement requirements, and the impact fee at that time are listed in the meeting minutes (Exhibit 6.1).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(7)	Will there be undue interference with existing or future traffic patterns; and
			Staff Analysis	<p>There will not be undue interference with the existing or future traffic patterns.</p> <p>Given that it is passive storage, ministorage and RV storage uses tend to have relatively low traffic compared to some of the other commercial uses which are allowed under the current zoning. The highway district did not require a TIS (Traffic Impact Study).</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(8)	Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)
			Staff Analysis	<p>Essential services will be provided to accommodate the use including, but not limited to police and fire protection, emergency medical services, irrigation facilities. The use does not require school facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: The proposed ministorage/RV storage facility does not create a need for school facilities since the property will be used for storage and not inhabited structures.</p> <p>Police and Fire protection: Canyon County Sheriff's Office and Middleton Fire Protection District were notified of the request and did not comment. Ministorage/RV storage is not anticipated to cause issues for police or fire protection since the property will be used for storage and not occupied structures.</p> <p>Emergency Medical Services: Canyon County Paramedics/EMT was notified of the request and did not comment. Ministorage/RV storage is not anticipated to cause issues for emergency medical services since the property will be used for storage and not occupied structures.</p> <p>Irrigation Facilities: Irrigation facilities are likely not necessary for the use. However, the applicant states that there is pressurized irrigation from an irrigation well (Exhibit A5).</p>

**Table 2. Article 14 Use Standards Criteria Analysis
- Ministorage Facility -**

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-21(1)	Materials shall not be sold or delivered to customers directly from the storage compartment. (Ord. 16-001, 1-8-2016)
			Staff Analysis	As conditioned, the use shall comply with the use standard (Condition 10).

Table 3. Area of City Impact

CCCO 09-09-01: Middleton Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Middleton area of city impact, the following ordinances apply, but the city of Middleton ordinances are subject to the waiver provisions in subsection (6) of this section.				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	09-09-13	Applicable Ordinances: The Canyon County zoning ordinance and the Canyon County subdivision ordinance shall apply in the Middleton area of city impact. (Ord. 01-006, 7-6-2001)
			09-09-17	Application Procedures: (1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact: A. Land Use Applications: All land use applications submitted to the county including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article. 09-09-11(3): Plan Amendment Proposals: All proposals for amendments to the county comprehensive plan which may appertain to the Middleton area of city impact but which do not originate from the city shall be referred to the city at least thirty (30) calendar days prior to any hearing on such matter and a recommendation may be made before or at said public hearing. If a recommendation is received it shall be given great weight by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no response is received the county may proceed without the recommendation of the city. A copy of the final decision issued by the county shall be forwarded to the city. If the city does not agree with the request, because it involves a major change in the county's comprehensive plan, the city may request renegotiation of this article as provided in Idaho Code 67-6526(d). A major change is one that is fundamental to the county's comprehensive plan, as determined by the parties.
			Staff Analysis	Area of City Impact: The City of Middleton was notified of the application on December 18, 2024, more than thirty (30) days prior to the hearing. A recommendation was not given. Per 09-09-11(3), the county may proceed without the recommendation of the city. A copy of the final decision shall be forwarded to the city.

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Middleton Fire Protection District, Canyon County Water Co., Middleton Mill Ditch/Irrigation, Highway District No. 4, Middleton School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Zply, Canyon County Building Department, Canyon County Code Enforcement Department, Southwest District Health, City of Middleton, Middleton School District, State Fire Marshal, Drainage District 2, Canyon County Emergency Management Coordinator, Greater Middleton Area Recreation, Canyon County Engineering Department, Canyon County GIS Department, and Department of Environmental Quality were notified of the subject application.

Staff received agency comments from Idaho Transportation Department, Southwest District Health, Canyon County GIS Department, Canyon County Water Company, and the Department of Environmental Quality. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**. The applicant also met with several agencies and was provided letters from some, which can be found in **Exhibit A6**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received no written public comments by the materials deadline of February 10, 2025.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05, 07-14-21, and 09-09-13. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. All appropriate building permits and a new address shall be obtained prior to the commencement of use.
3. Prior to issuance of a certificate of occupancy, compliance with the International Fire Code is required, as evidenced by review and an approval letter from Middleton Fire District (CCCO §06-01-09(6) and CCCO §07-10-03(2)).
4. Prior to issuing a building permit, the development shall comply with the requirements and regulations of Highway District No. 4 as evidenced by an approval letter from Highway District No. 4 (**Exhibit A6.1**).
5. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.

6. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
 - a. Canyon County Water has a 25-foot easement from the existing inside top of the bank outward on both sides of the ditch. By law, this easement cannot be obstructed, altered, improved, or modified without the permission of Canyon County Water Company, LTD (**Exhibit A6.3**).
 - b. Prior to issuing a building permit, the property owner shall submit improvement drawings for the project to Canyon County Water Company for review of impacts to the easement (**Exhibit D4**).
7. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
8. The hours that the facility is accessible to customers shall be 8 a.m. to 10 p.m., Monday through Saturday.
9. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent (**Exhibit A3, A5**).
10. Materials shall not be sold or delivered to customers directly from the storage facility.
11. Runoff shall be maintained on the property.
12. This conditional use permit must follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date."
 - a. Commencement shall be the date a zoning compliance is issued for a building related to the use.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Site Plan
4. Neighborhood Meeting
5. Land Use Worksheet
6. Agency Acknowledgment
 - 6.1. Highway District No. 4 Pre-Development Meeting Minutes
 - 6.2. Southwest District Health Acknowledgement Notice
 - 6.3. Canyon County Water Company, LTD
7. Additional Information
 - 7.1. Materials submitted February 10, 2025
 - 7.2. Affidavit of Legal Interest received February 10, 2025

B. Supplemental Documents

1. Parcel Tool
2. Case Maps/Reports
 - 2.1. Aerial
 - 2.2. Vicinity
 - 2.3. Zoning
 - 2.4. Future Land Use
 - 2.5. City of Middleton Future Land Use
 - 2.6. Case Map and Report
 - 2.7. Subdivisions & Lot Report
 - 2.8. Dairies, Feedlots, and Gravel Pits
 - 2.9. Lot Classification
 - 2.10. Soil, Prime Farmland, and Reports
 - 2.11. Contours
 - 2.12. Nitrate Priority and Wells
- C. Site Visit Photos: December 30, 2024**
- D. Agency Comments Received by: February 10, 2025**
 1. SOUTHWEST DISTRICT HEALTH; Received: December 20, 2024
 2. IDAHO TRANSPORTATION DEPARTMENT; Received: December 30, 2024
 3. CANYON COUNTY GIS DIVISION; Received: January 7, 2025
 4. CANYON COUNTY WATER COMPANY; Received: January 28, 2025
 5. DEPARTMENT OF ENVIRONMENTAL QUALITY; Received: February 4, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2024-0008

Hearing date: February 20, 2025



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jeff Ransom</u>
	MAILING ADDRESS: <u>116480 Goodson Road Caldwell ID 83607</u>
	PHONE: <u>208-941-5429</u> EMAIL: <u>Precisionpumpandwell@yahoo.com</u>
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>Jeff Ransom</u> Date: <u>1/18/24</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Jeff Ransom</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>116480 Goodson Road Caldwell ID 83607</u>
	PHONE: <u>208-941-5429</u> EMAIL: <u>Precisionpumpandwell@yahoo.com</u>

SITE INFO	STREET ADDRESS: <u>22845 Ballard Lane Caldwell Idaho 83607</u>
	PARCEL NUMBER: <u>R34719010A</u>
	PARCEL SIZE: <u>2 Acres</u>
	REQUESTED USE: <u>RV Storage, storage units</u>
	FLOOD ZONE (YES/NO) <u>No</u> ZONING DISTRICT: <u>C2</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2024-0008</u>	DATE RECEIVED: <u>2/20/24</u>
RECEIVED BY: <u>Madelyn VanderVeen</u>	APPLICATION FEE: <u>\$950</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Jeff Ransom</u>
	MAILING ADDRESS: <u>16480 Goodson Rd Caldwell, Id 83607</u>
	PHONE: <u>208-941-5429</u> EMAIL: <u>precisionpumpandwell@yahoo.com</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Jeff Ransom</u> Date: <u>1/18/24</u>	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:
SITE INFO	STREET ADDRESS: <u>27845 Ballard Ln Caldwell, Id 83607</u>
	PARCEL #: <u>R34719010A</u> LOT SIZE/AREA: <u>2 Acres</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>NE</u> SECTION: <u>11</u> TOWNSHIP: <u>4n</u> RANGE: <u>3w</u>
	ZONING DISTRICT: <u>C1</u> FLOODZONE (YES/NO): <u>NO</u>
HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE <input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33% <input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL <input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT <input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% > <input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE <input type="checkbox"/> OTHER
CASE NUMBER: DATE RECEIVED:	
RECEIVED BY: APPLICATION FEE: CK MO CC CASH	



To: Canyon County Planning and Zoning Personnel
From: Tradition Capital Partners
Date: December 6, 2023
Re: Canyon County Parcel # 34719010A0 (2 acre commercially zoned lot)

This letter is to confirm to County County officials that Jeff Ransom owns the above referenced parcel and Tradition Capital Partners is a lien holder on the property. As the owner, Jeff has full authority to develop the property as he desires and to enter into any and all agreements he wishes to as part of the development process.

Please contact me with any questions or concerns.

Regards,

Spencer Kofoed
President, Tradition Capital Partners
spencer@tcpidaho.com
208-863-5164

February 8, 2024

Canyon County Development Services Department

To whom it may concern,

This letter of intent requests a conditional use permit for parcel number R34719010A, located at 22845 Ballard, Ln Caldwell, Idaho 83607. I would like to use this property as RV storage and according to the C1 zoning, this is an option with a conditional use permit. I believe this use is also consistent with the comprehensive plan.

I do not think the proposed use will be injurious to the other property in the immediate vicinity or negatively change the essential character of the area because several of the parcels are used for private storage.

Allowing dry storage of RV's will not be a drain on the water, sewer, irrigation, drainage &/or stormwater drainage facilities or utilities.

There is legal access to the property and the two acres allow for plenty of space for RV & Storage Units and the property is easy to enter and exit.

The entrance to my parcel is from Ballard Ln and is far enough down from Hwy 41 that I do not believe RV Storage will interfere with the flow of traffic.

I do not believe any additional public funding would be needed to have RV Storage on my parcel.

Thank you for your consideration.

Sincerely, *Jeff Ransom*

Jeff Ransom

Mailing address: 16480 Goodson Rd Caldwell, Id 83607

Email: Precisionpumpandwell@yahoo.com

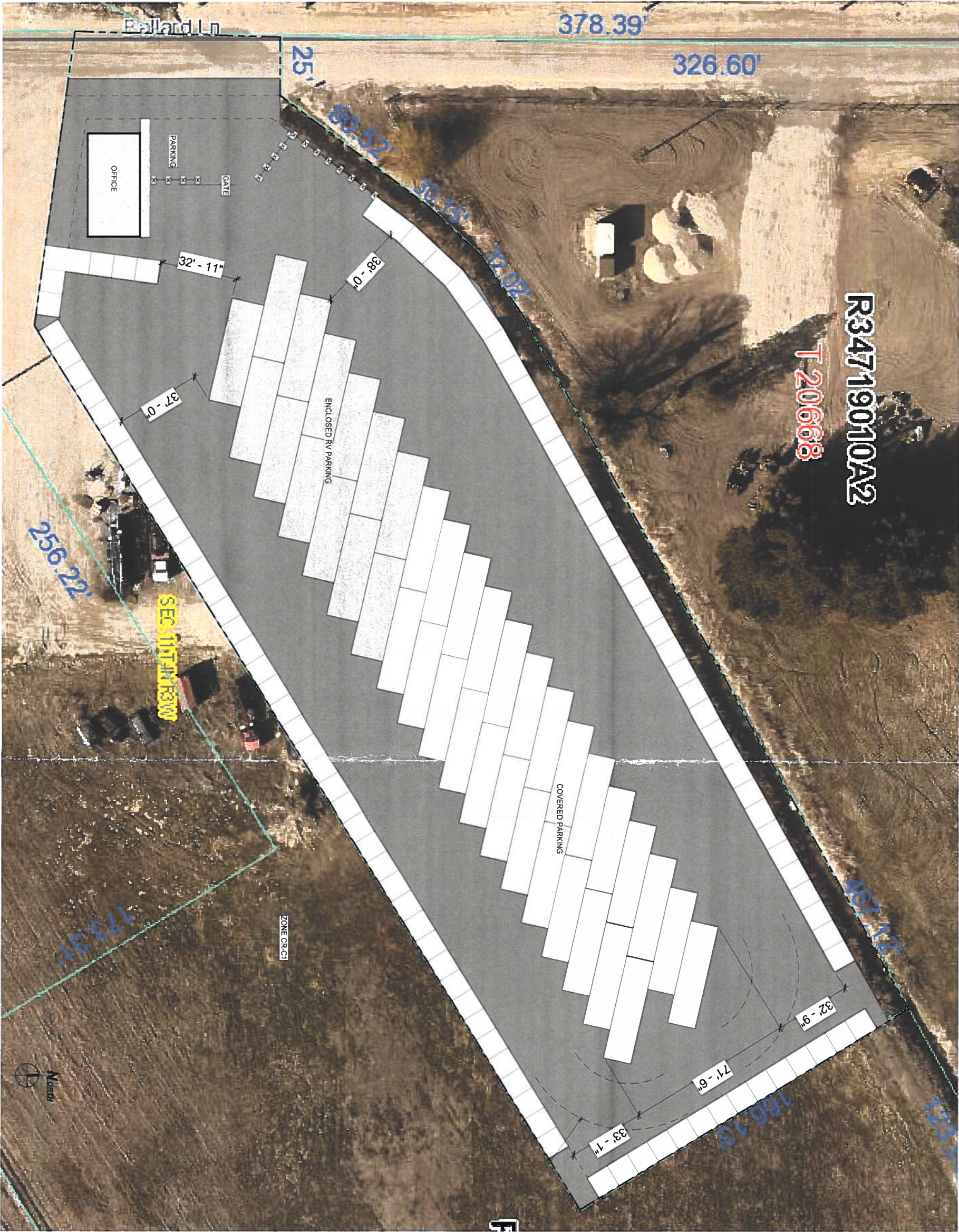
Cell phone: 208-941-5429

Exhibit A2

REVISIONS

- (13) 14 X 45 ENCLOSED RV STORAGE
- (26) 12 X 45 COVERED RV PARKING
- (92) 10 X 10 STORAGE
- (5) 10 X 15 STORAGE
- (2) 10 X 20 STORAGE

FIRE TRUCK TURNING RADIUS



F

jgt architecture
1135 12th avenue road, nampa, idaho 83686
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com



NOT FOR
CONSTRUCTION

NEW RV STORAGE
FOR
JEFF RANSOM
Enter address here

DRAWN BY/DATE:
DOP 12/21/23
CHECKED/ JOB NO.:
... 2394

RV STORAGE OPTION
3



13461 / 22845 Ballard
Hwy 44

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

Date January 27, 2024

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: February 8th 2024
Time: 8:30 AM
Location: 22845 Ballard Ln Caldwell, Id 83607
Property description: Conditional Use for RV Storage

The project is summarized below:

Site Location: 22845 Ballard Ln
Proposed access: OFF OF Ballard Ln
Total acreage: 2 acres
Proposed lots: Parcel R34719010A

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 (phone, email, written correspondence).

Sincerely,



Location of 22845:
From Hwy 44
South on Ballard Ln
2nd Property on Left

Exhibit A4

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

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.

22845 Ballard Ln, SITE INFORMATION
Site Address: 0 Hwy 44
City: Caldwell
Parcel Number: R34719010A
State: ID
ZIP Code: 83607
Notices Mailed Date: Jan 29, 2024
Number of Acres: 2
Current Zoning: C1
Description of the Request: Conditional Use for RV Storage

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jeff Ransom
Company Name:
Current address: 16480 Goodson Rd
City: Caldwell
State: ID
ZIP Code: 83607
Phone: 208-941-5429
Cell: 208-941-5429
Fax:
Email: precisionpumpand@precisionpumpand@yahoo.com

MEETING INFORMATION

DATE OF MEETING: 2-8-24
MEETING LOCATION: 22845 Ballard Ln
MEETING START TIME: 8:30
MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

1115 Albany Street, Caldwell, ID 83605 www.canyoncounty.org/dsg.aspx

Phone: 208-454-7458 Fax: 208-454-6633

CANYON COUNTY ZONING ORDINANCE 08-026, 07-01-15 (1)

Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

APPLICANT/REPRESENTATIVE NAME: Jeff Burson
 STREET ADDRESS: 22845 Ballard Ln. CITY: Caldwell ZIP: 83607
 TELEPHONE: 2089415429 FAX: _____ EMAIL: precisionpumpwell@yahoo.com
 DESCRIPTION OF THE REQUEST: Conditional Use for RV Storage
 PARCEL NO. R34719010A ACREAGE: 2 CURRENT ZONING: C1
 NOTICE OF NEIGHBORHOOD MEETING MAILED TO NEIGHBORS ON: 1/29/2024
 MEETING DATE: 2/8/24 TIME: 8:30 AM LOCATION: 22845 Ballard Ln.
 START TIME OF MEETING: 8:30 AM END TIME OF MEETING: 9:50 AM

ATTENDEES:

NAME: (print)

SIGNATURE:

ADDRESS:

1. Dale Wood Dale Wood 22810 Ballard Ln
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____

14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____

NEIGHBORHOOD MEETING CERTIFICATION:

APPLICANT/REP. (print): Jeff Ransom

APPLICANT/REP. (signature): Jeff Ransom DATE: 1/27/24

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 08-026, 07-01-15.

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? one

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: Visual Height: 6 ft

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)

7

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____
 ☒ 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: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday 8 to 5
☐ Tuesday 8 to 5
☐ Wednesday 8 to 5
☐ Thursday 8 to 5
☐ Friday 8 to 5
☐ Saturday 8 to 5
☐ Sunday _____ to _____

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

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

Height: 4 ft Width: 8 ft Height above ground: 12 ft

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

5. PARKING AND LOADING:

How many parking spaces? 6-8

Is there is a loading or unloading area? yes

77

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: _____



AGENCY ACKNOWLEDGMENT

Date: 11/27/2024
Applicant: Jeff Ransom
Parcel Number: B34719010A
Site Address: 22845 Ballard Lane Caldwell, Idaho 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 02/13/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 2/13/24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 2/15/24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for official review.

Date: 2/15/2024 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 2/9/2024 Signed: [Signature]
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

Exhibit A6



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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Ballard-Ransom-Storage Units
Project Owner/Representative: Jeff and Christy Ransom
Phone: 208-941-5429; 208-447-6472
Email: precisionpumpandwell@yahoo.com

Project Location: R34719010A

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Ballard	Local	50' prescriptive; 25' half-width from cl	60' (30' half width from centerline or ¼ section line)	

Access:

Proposed approach 390' south of Highway 44. Review longest vehicle (truck and trailer, RV and trailer) does not encroach within ROW (measure ROW 30' from existing CL)

Improvement Requirements:

- May be responsible for cash deposit equal to ½ of lengthening pipe segment on east side of Ballard
- Paved approach per SD-106
- Flatten Foreslopes to 4:1
- If mailboxes on Ballard, mail turnout required
- Dedication of ROW from centerline or ¼ section line required

Other Comments:

- Current impact fee (subject to change) \$265/1000 SF
- TIS not required

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.

Exhibit A6.1



SOUTHWEST
DISTRICT HEALTH

APPLICATION-Acknowledgement Notice

Receipt

No: _____

Date: _____

\$100 Fee: _____

Document No: _____

(Official Use Only)

Parcel #: R34719010A

Acres: _____

Property Address: 22845 Ballard Lane City Caldwell Zip Code 83607

Legal Description: Township 4N Range 3W Section 11 County Canyon

Subdivision: NA Lot NA Block NA

Applicants Name: Jeff Ransom Email: precisionpumpandwell@yahoo.com

Mailing Address: 16480 Goodson Rd. Phone #: 208-941-5429

City: Caldwell State: Idaho Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 2/13/2024

Owners Name: Jeff Ransom

Mailing Address: 16480 Goodson Road Phone #: 208-941-5429

City: Caldwell State: Idaho Zip Code: 83607

The proposed use will be: ☐ Residential ☒ Commercial

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No * But will be removed.

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): 2 acres

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

☒ Potential future well

Description of proposal:

Intent use is for a RV storage, storage units.

SIGNATURE: Jeff Ransom

DATE: 2/13/24

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.

Exhibit A6.2

Canyon County Water Company, LTD

P.O. Box 11

Star, ID 83669

Irr.water.3@gmail.com

Date: 2/15/2024

Property at: 22845 Ballard – Caldwell, ID 83607 Parcel # R34719010 A

Current Owner:

Jeff Ransom

16480 Goodson Rd

Caldwell, ID 83607

- This property is current with irrigation assessments.
- This property will be bill next 2/1 Nov 2024
- Be aware, pursuant to Idaho Code, Canyon County Water has a 25-foot easement from the top of the ditch bank on both sides of the ditch. By law, this easement cannot be obstructed, altered, improved, or modified without the permission of Canyon County Water Company, LTD.

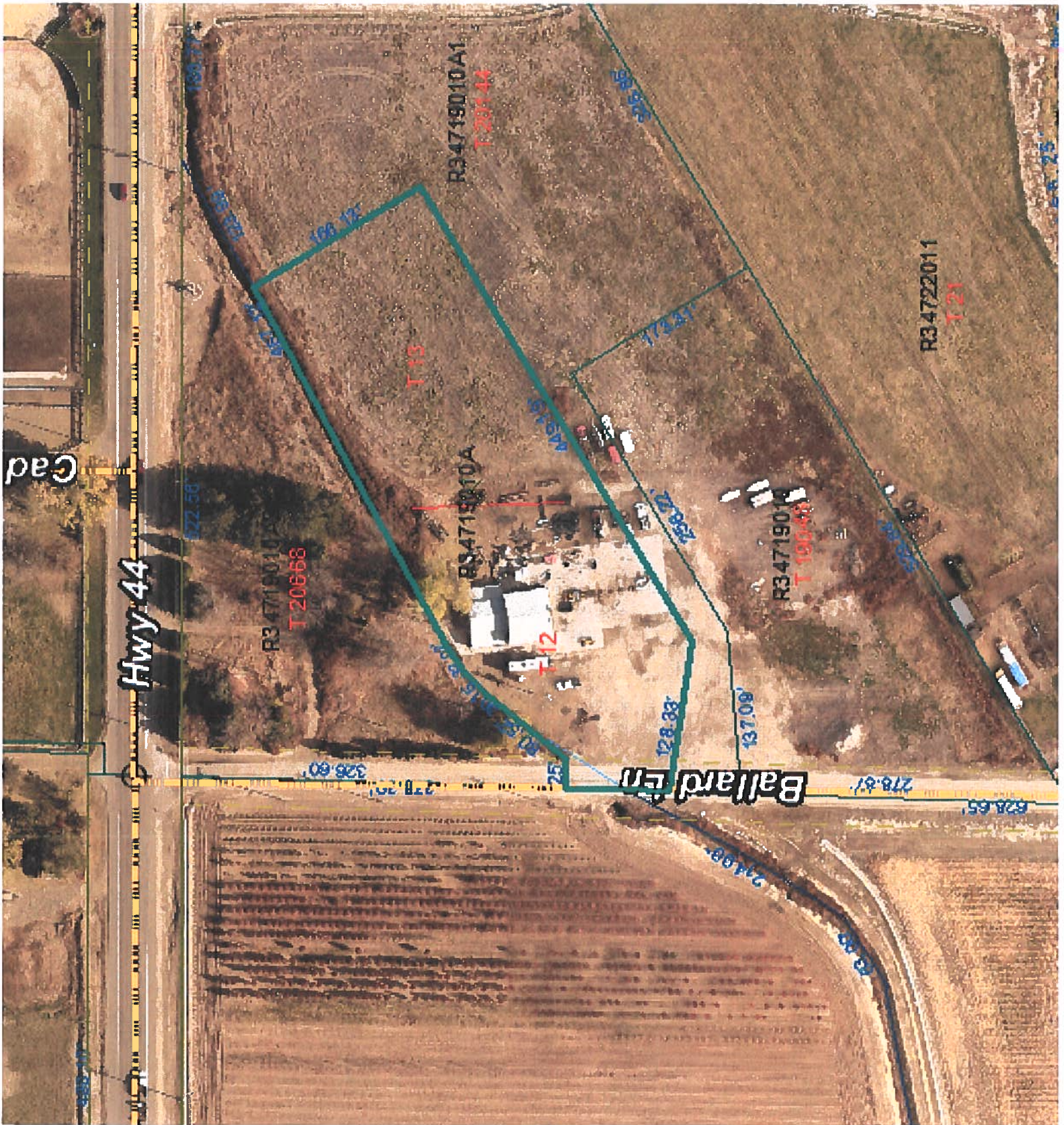
Signature Current Owner: Jeff Ransom 2/15/24 Date:

Signature Canyon County Water Company: Danny Ross, Sr. 2/15/24 Date: 2/15/24



Exhibit A7.1





Canyon County, ID Web Map



9/23/2022, 2:30:24 PM

- CCAddressPoints
- Hydro_NHDFlowline
- ▭ PARCELTOOL_FINAL

- CanyonCountyRoads
- Hwy
- Roads
- County Boundary

- Current Impact Area
- City Limits
- Sections

- Current Zoning
- RR (RURAL RESIDENTIAL)
- CR-R1 (FAMILY RESIDENTIAL - COND REZONE)
- CR-RR (RURAL RESIDENTIAL - COND REZONE)

1:2,257

0 0.01 0.02 0.03 0.04 0.05 mi

0 0.02 0.04 0.08 km
Bureau of Land Management, State of Oregon, State of Oregon DOT, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | COMPASS | Nampa GIS | Canyon County S



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Jeff Ransom, 16480 Goodson Rd.
(name) (address)
Caldwell, Idaho 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Josh Leonard, P.O. Box 639, Boise, ID 83701
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 7th day of February, 20 25.

Jeff Ransom
(signature)

STATE OF IDAHO)

ss

COUNTY OF ~~CANYON~~)
ADA

On this 7th day of February, in the year 20 25, before me Sara Cousineau,
a notary public, personally appeared Jeff Ransom, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Sara Cousineau

My Commission Expires: November 17, 2027

Exhibit A7.2

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2024-0008

Hearing date: February 20, 2025

R34719010A PARCEL INFORMATION REPORT

2/11/2025 3:27:07 PM

PARCEL NUMBER: **R34719010A**

OWNER NAME: **TRADITION CAPITAL PARTNERS LLC**

CO-OWNER:

MAILING ADDRESS: **8454 BROOKHAVEN PL MIDDLETON ID 83644**

SITE ADDRESS: **0 HWY 44**

TAX CODE: **0320000**

TWP: **4N** RNG: **3W** SEC: **11** QUARTER: **NE**

ACRES: **2.00**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **DD2**

ZONING DESCRIPTION: **C1 / NEIGHBORHOOD COMMERCIAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **MIDDLETON FIRE**

SCHOOL DISTRICT: **MIDDLETON SCHOOL DIST #134**

IMPACT AREA: **MIDDLETON**

FUTURE LAND USE 2011-2022 : **Ind**

FLU Overlay Zone Desc 2030: **INTENSIVE AGRICULTURE OVERLAY**

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **INTENSIVE AGRICULTURE OVERLAY \ Ind**

IRRIGATION DISTRICT: **MIDDLETON IRRIGATION ASSN INC \ CANYON COUNTY WATER
CO LTD \ MIDDLETON MILL DITCH CO**

FEMA FLOOD ZONE: **X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0233F**

WETLAND: **Riverine**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2020070989**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **11-4N-3W NE TX 12 & 13 IN NWNE LS TX 19048, 20144 & 20668**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

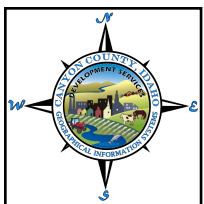
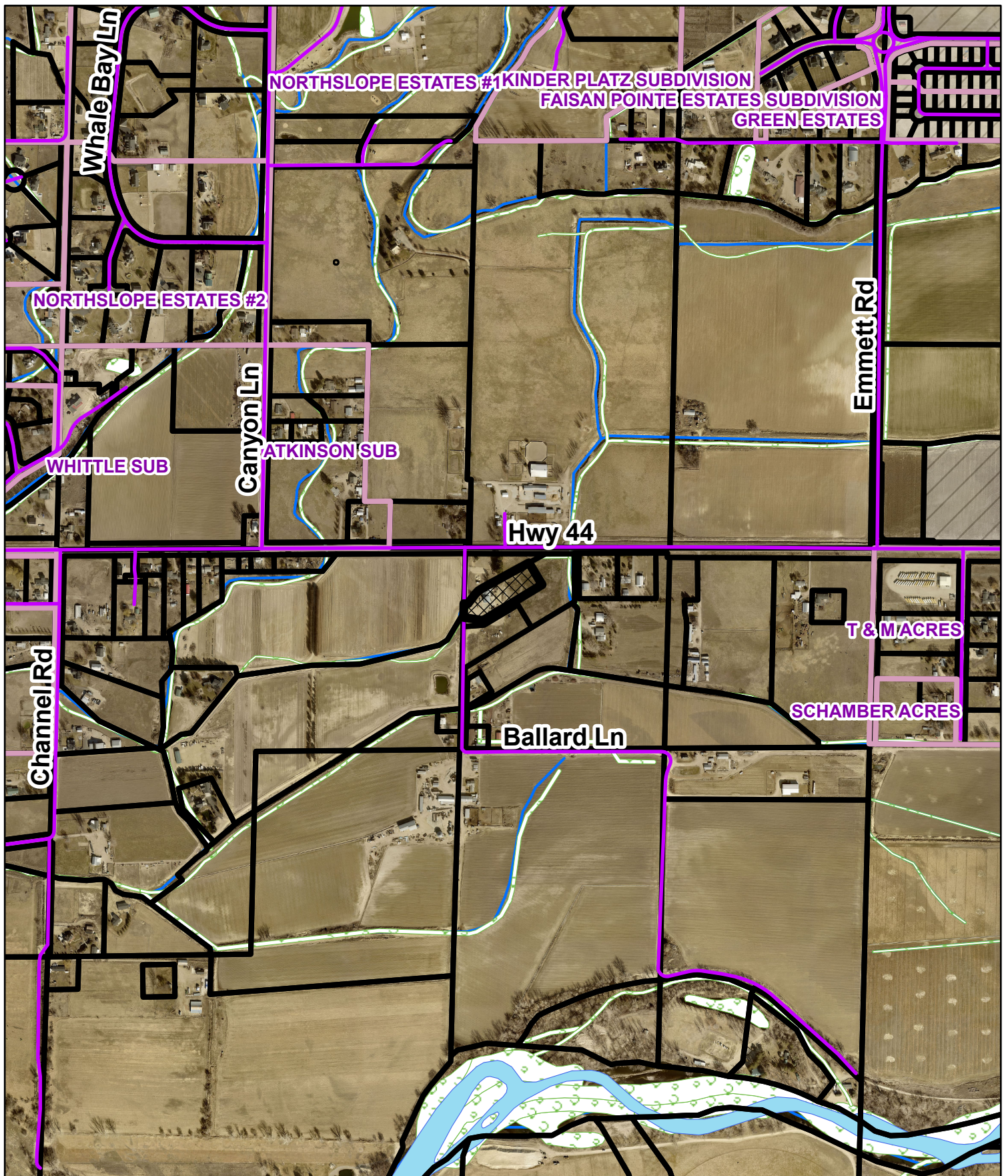


DISCLAIMER:


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.

Exhibit B1



Legend

 Wetlands


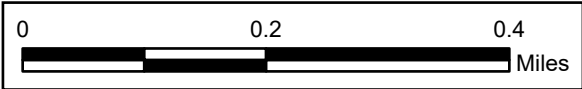
 City_Limits

Exhibit B2.1



Ransom Small Vicinity Map

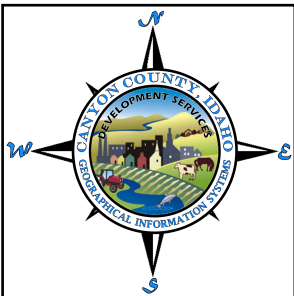
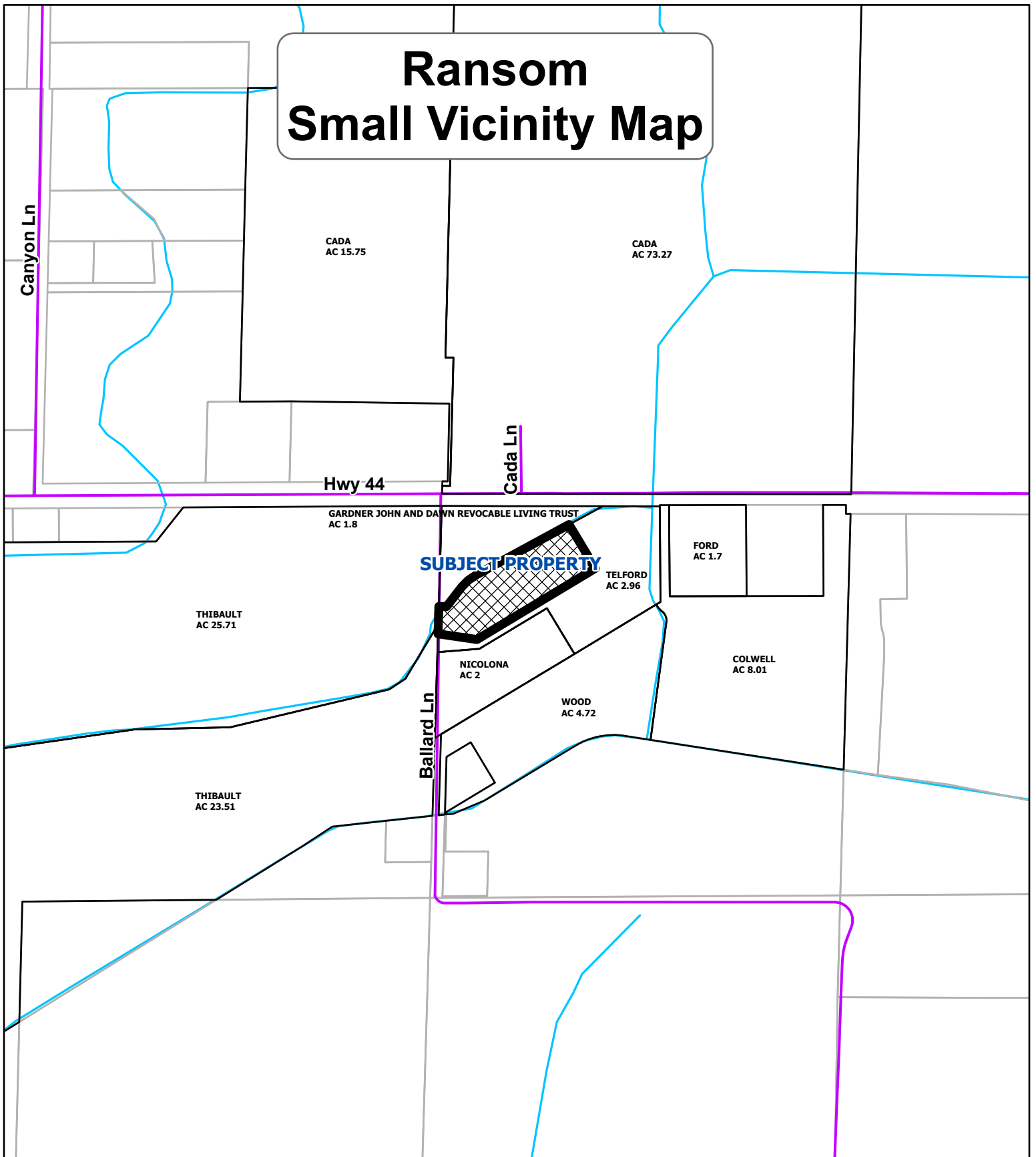
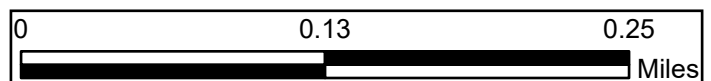
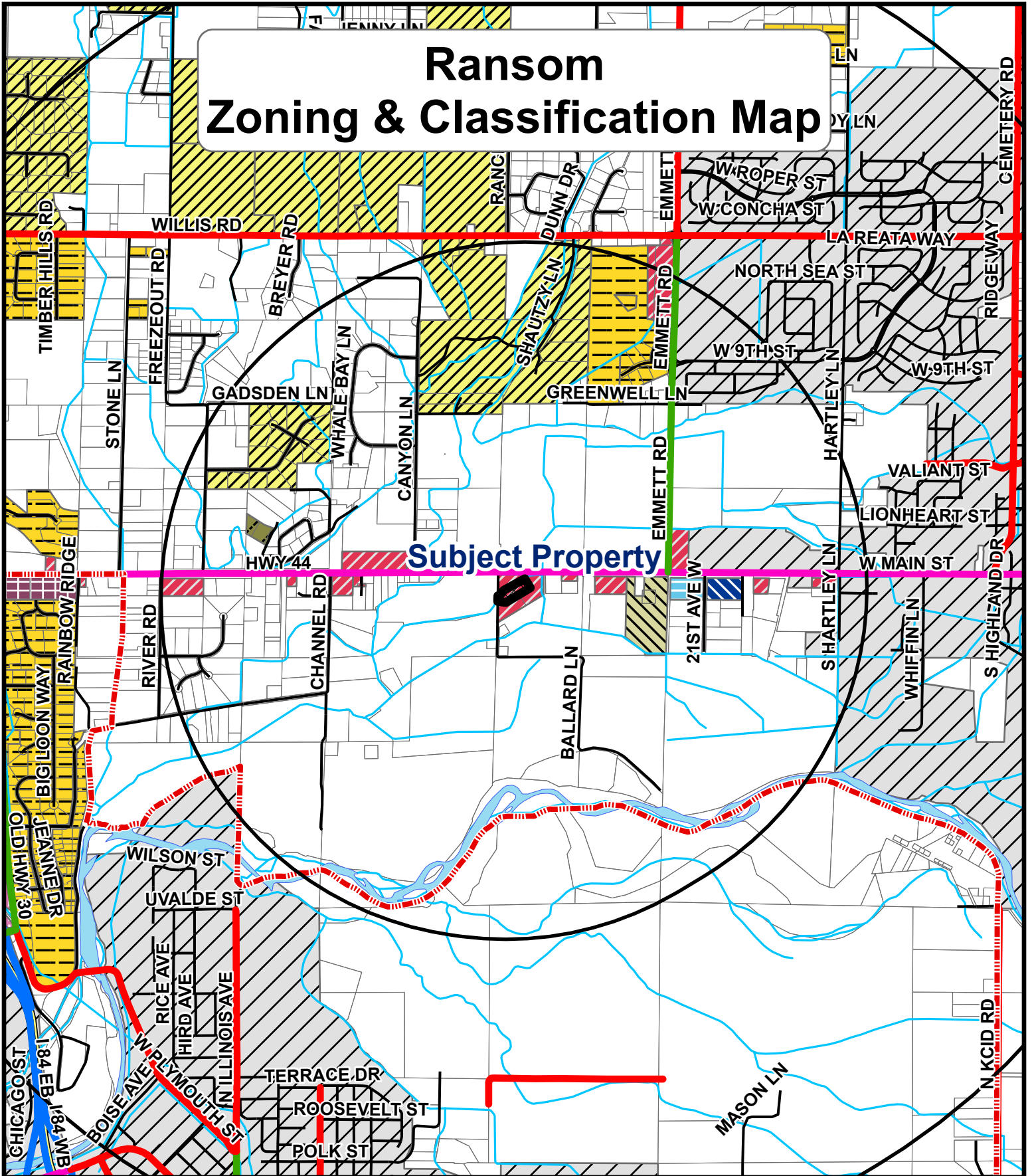


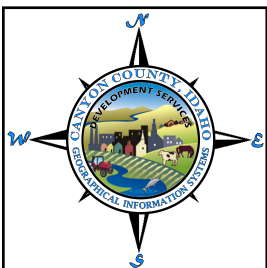
Exhibit B2.2



Ransom Zoning & Classification Map



Subject Property



Current Zoning

	RR
	CR-RR
	R1
	CR-R1
	R2
	C

ITD Functional Classification

	C1
	CR-C1
	C2
	CR-C2
	M1
	CR-M1
	M2

AG

	AG
--	----

ITD Functional Classification

	Interstate
	Major Collector
	Minor Arterial
	Minor Collector
	Other Principal Arterials

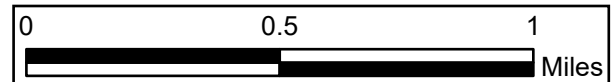
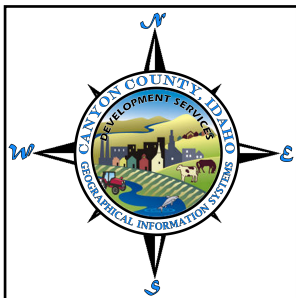
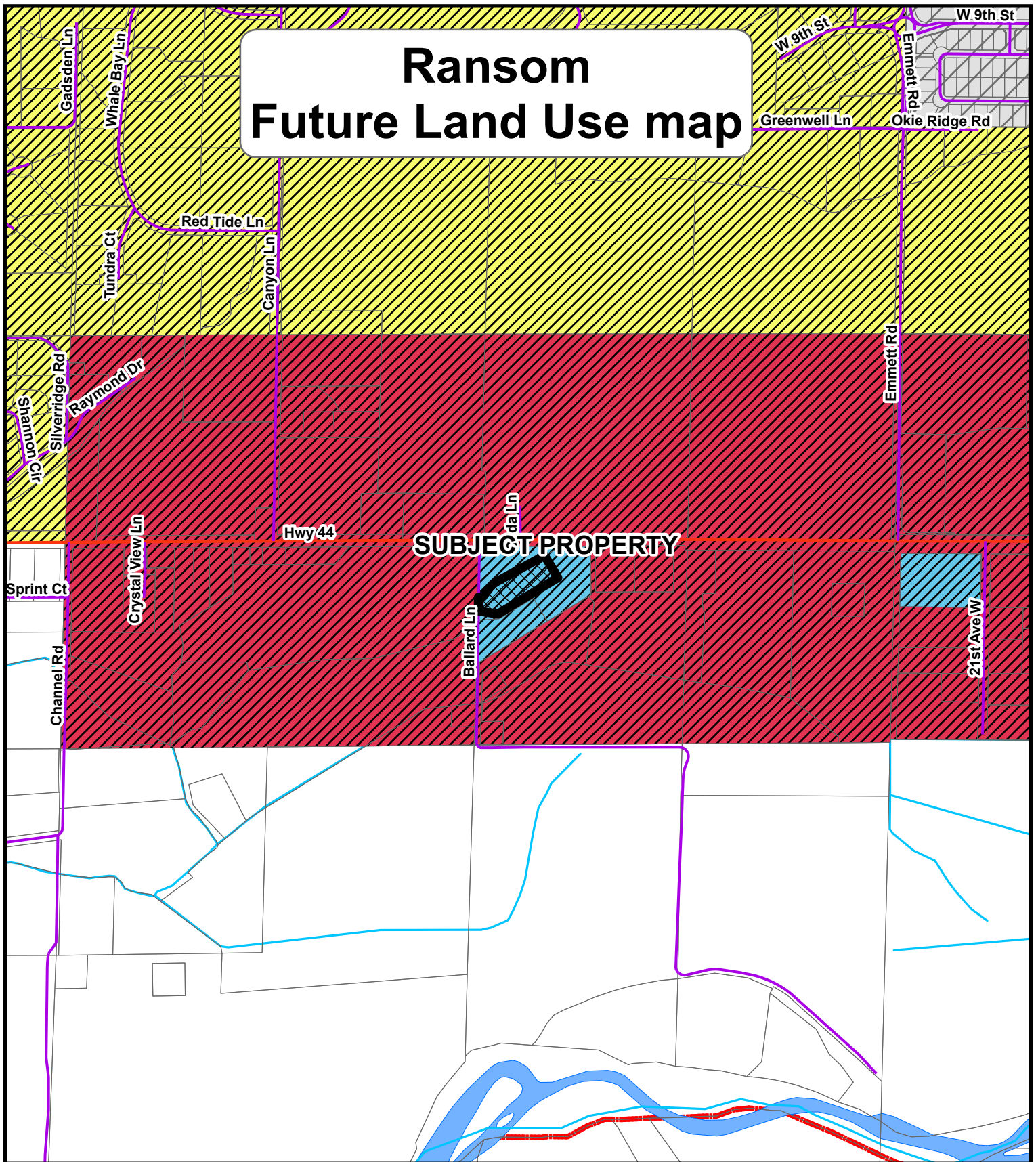


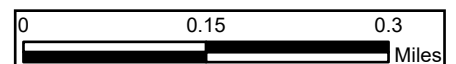
Exhibit B2.3

Ransom Future Land Use map



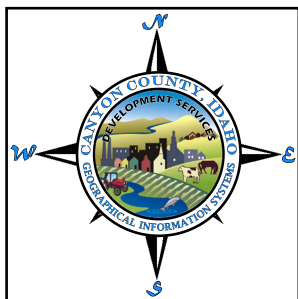
- Legend**
Future Land Use 2030
- COMMERCIAL
 - INDUSTRIAL
 - RESIDENTIAL

Exhibit B2.4



Ransom City of Middleton Land Use

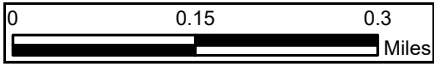
SUBJECT PROPERTY



MiddletonCompPlan

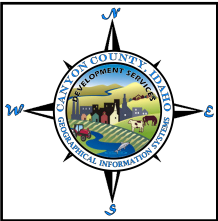
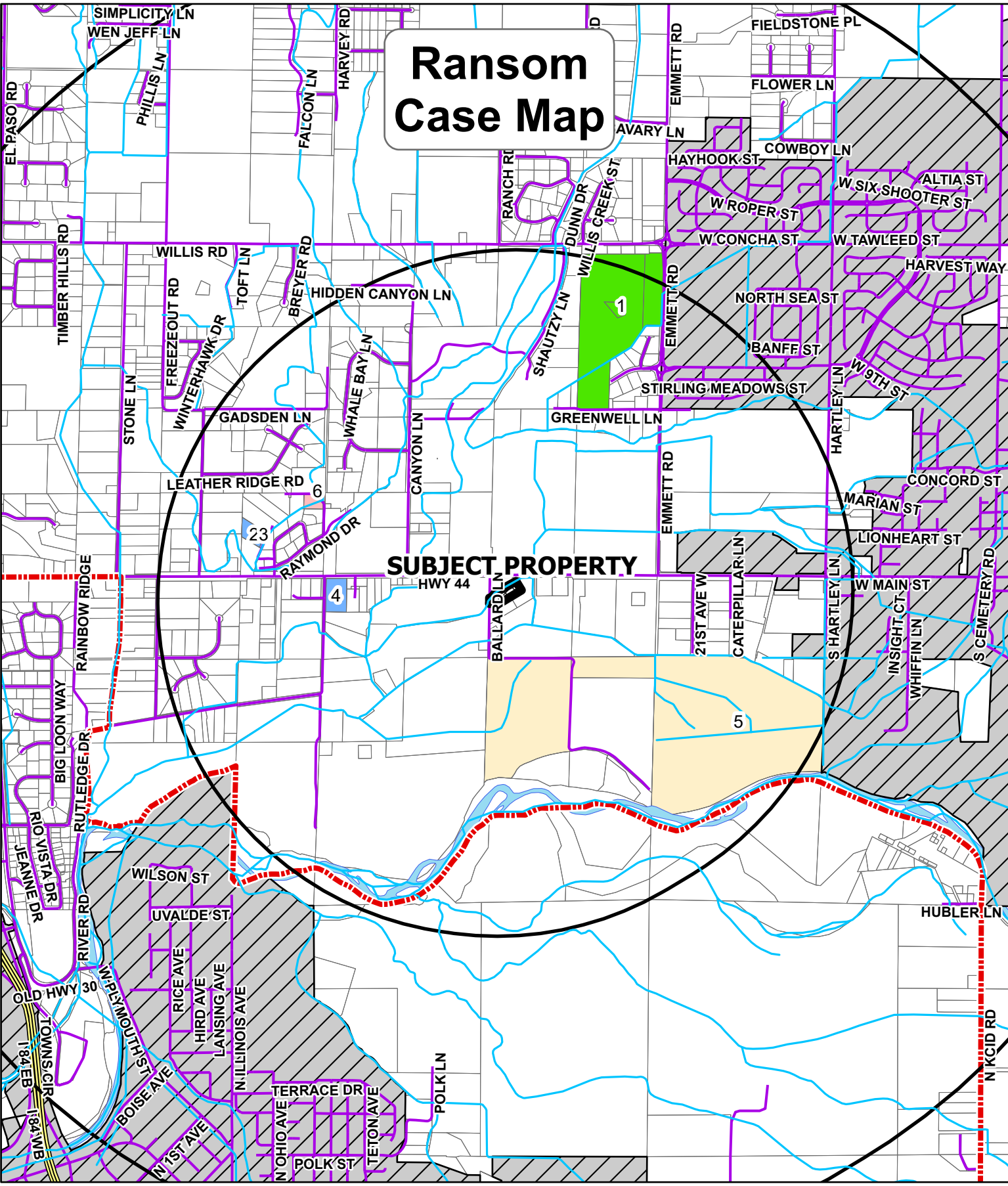
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

Exhibit B2.5



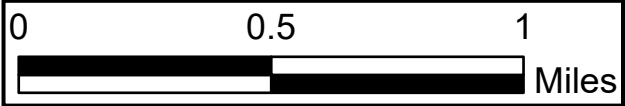
Ransom Case Map

SUBJECT PROPERTY



YEAR	
 	2024
 	2023
 	2022
 	2021
 	2020
 	2019
 	2018

Exhibit B2.6



CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2019-0034	Rezone AG to R1	Mortensen	APPROVED
2	RZ2022-0006	Rezone AG to CR-R1	Phoenix	APPROVED
3	SD2023-0008	Sleep Hollow Sub #2	Sleep Hollow Sub #2	APPROVED
4	CU2022-0031	RV Storage	TOUPS TYLER	Approved W/ conditional
5	CU2021-0019	Gravel Pit	Idaho Materials and Construction	APPROVED
6	CU2022-0032	Cup for school	Jones	APPROVED

Ransom Subdivision Map

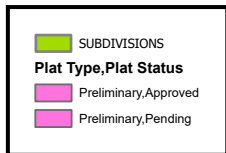
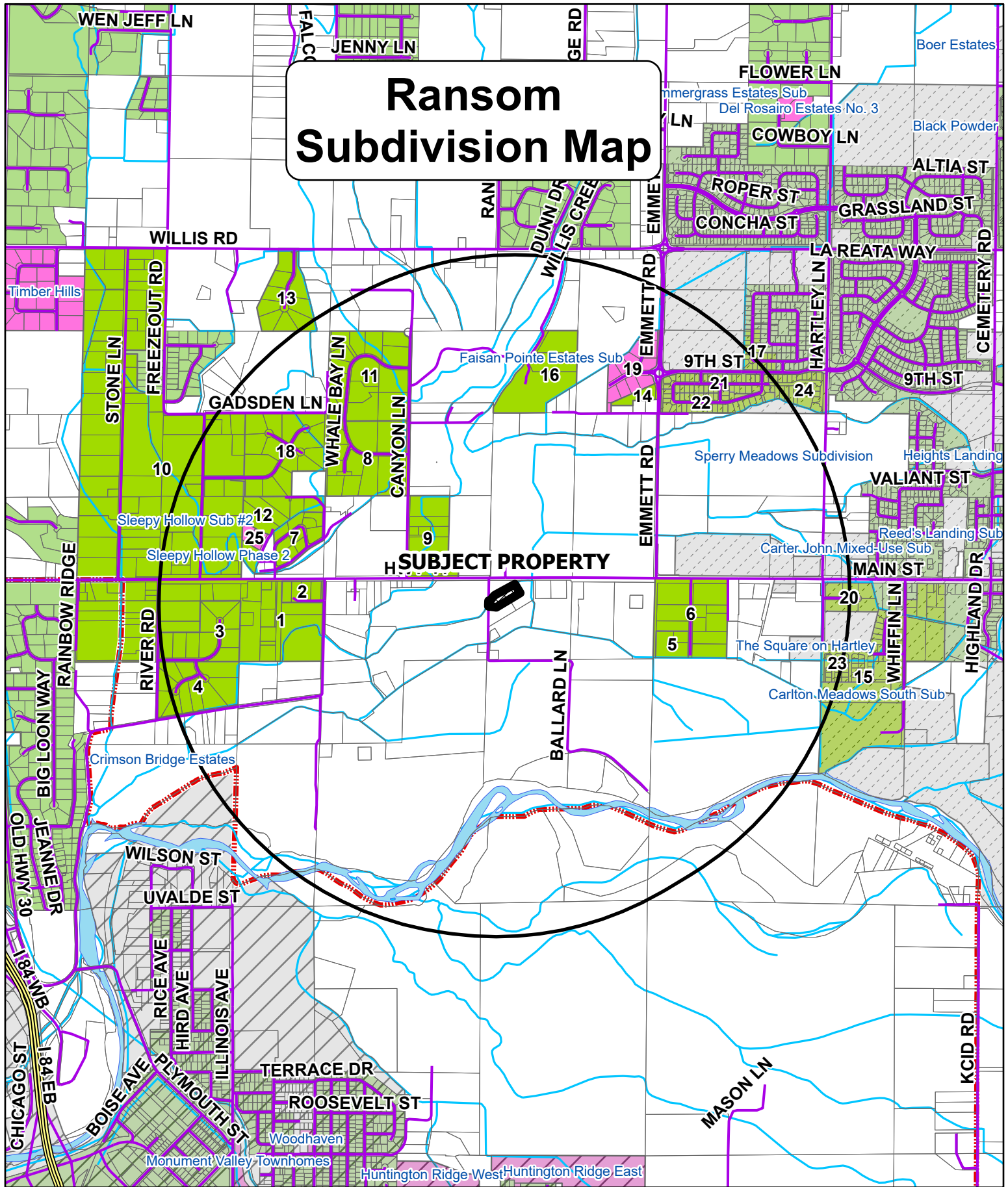
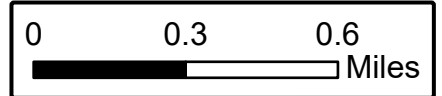


Exhibit B2.7



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
25	783.82	439	1.79	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
1	13.82	11	1.26	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
17	10.62	2.96	0.49	73.27
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0	0	0	0	0

PLATTED SUBDIVISIONS

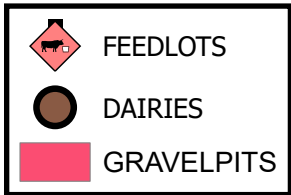
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
FROST FARMS	1	4N3W10	53.58	20	2.68	COUNTY (Canyon)	1907
KAMEO SUB	2	4N3W10	5.09	4	1.27	COUNTY (Canyon)	2005
RIVER ROAD ESTATES	3	4N3W10	21.39	10	2.14	COUNTY (Canyon)	2001
RIVER ROAD ESTATES #2	4	4N3W10	23.92	12	1.99	COUNTY (Canyon)	2003
SCHAMBER ACRES	5	4N3W12	5.08	2	2.54	0	1999
T & M ACRES	6	4N3W12	29.22	9	3.25	0	1977
WHITTLE SUB	7	4N3W03	11.42	10	1.14	COUNTY (Canyon)	1971
NORTHSLOPE ESTATES #2	8	4N3W02	37.37	12	3.11	COUNTY (Canyon)	2005
ATKINSON SUB	9	4N3W02	21.36	10	2.14	COUNTY (Canyon)	1971
FRUITDALE FARMS	10	4N3W03	273.92	83	3.30	COUNTY (Canyon)	1911
NORTHSLOPE ESTATES #1	11	4N3W02	42.71	15	2.85	COUNTY (Canyon)	2004
SLEEPY HOLLOW SUBDIVISION	12	4N3W03	17.60	6	2.93	COUNTY (Canyon)	2005
WILLIS ESTATES SUBDIVISION	13	4N3W03	19.35	10	1.93	COUNTY (Canyon)	2008
GREEN ESTATES	14	4N3W02	2.87	2	1.44	COUNTY (Canyon)	2009
BIGELOW'S SUBDIVISION	15	4N3W12	80.27	24	3.34	MIDDLETON	1907
KINDER PLATZ SUBDIVISION	16	4N3W02	25.33	4	6.33	COUNTY (Canyon)	2017
STONEHAVEN SUBDIVISION NO. 2	17	4N3W01	6.44	25	0.26	MIDDLETON	2020
FINAL PLAT OF SADDLEBACK RIDGE ESTATES SUBDIVISION	18	4N3W03	35.81	16	2.24	COUNTY (Canyon)	2020
FAISAN POINTE ESTATES SUBDIVISION	19	4N3W02	13.82	13	1.06	COUNTY (Canyon)	2021
BOZIC SUBDIVISION	20	4N3W12	8.47	6	1.41	MIDDLETON	2022
STONEHAVEN SUBDIVISION NO. 6	21	4N3W01	12.39	50	0.25	MIDDLETON	2022
STONEHAVEN SUBDIVISION NO. 7	22	4N3W01	11.46	37	0.31	MIDDLETON	2023
CARLTON MEADOW SUBDIVISION NO. 2	23	4N3W12	11.59	56	0.21	MIDDLETON	2024
STONEHAVEN SUBDIVISION NO. 8	24	4N3W01	10.64	24	0.44	MIDDLETON	2024
SLEEPY HOLLOW SUBDIVISION PHASE 2	25	4N3W03	2.72	3	0.91	COUNTY(CANYON)	2024

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	
Faisan Pointe Estates Sub	13.82	11	1.26	

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
------------------	--------------	-------	---------------	----------------	------------



A horizontal scale bar with a black border. It is divided into three equal segments by two vertical tick marks. Above the bar, the numbers 0, 0.75, and 1.5 are positioned at the start, middle, and end of the segments, respectively. The word "Miles" is written at the far right end of the bar.

Ransom Lot Classification Map

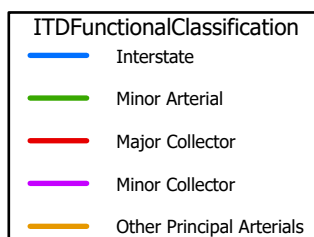
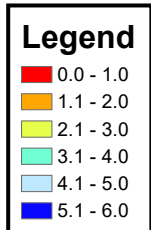
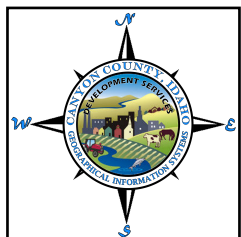
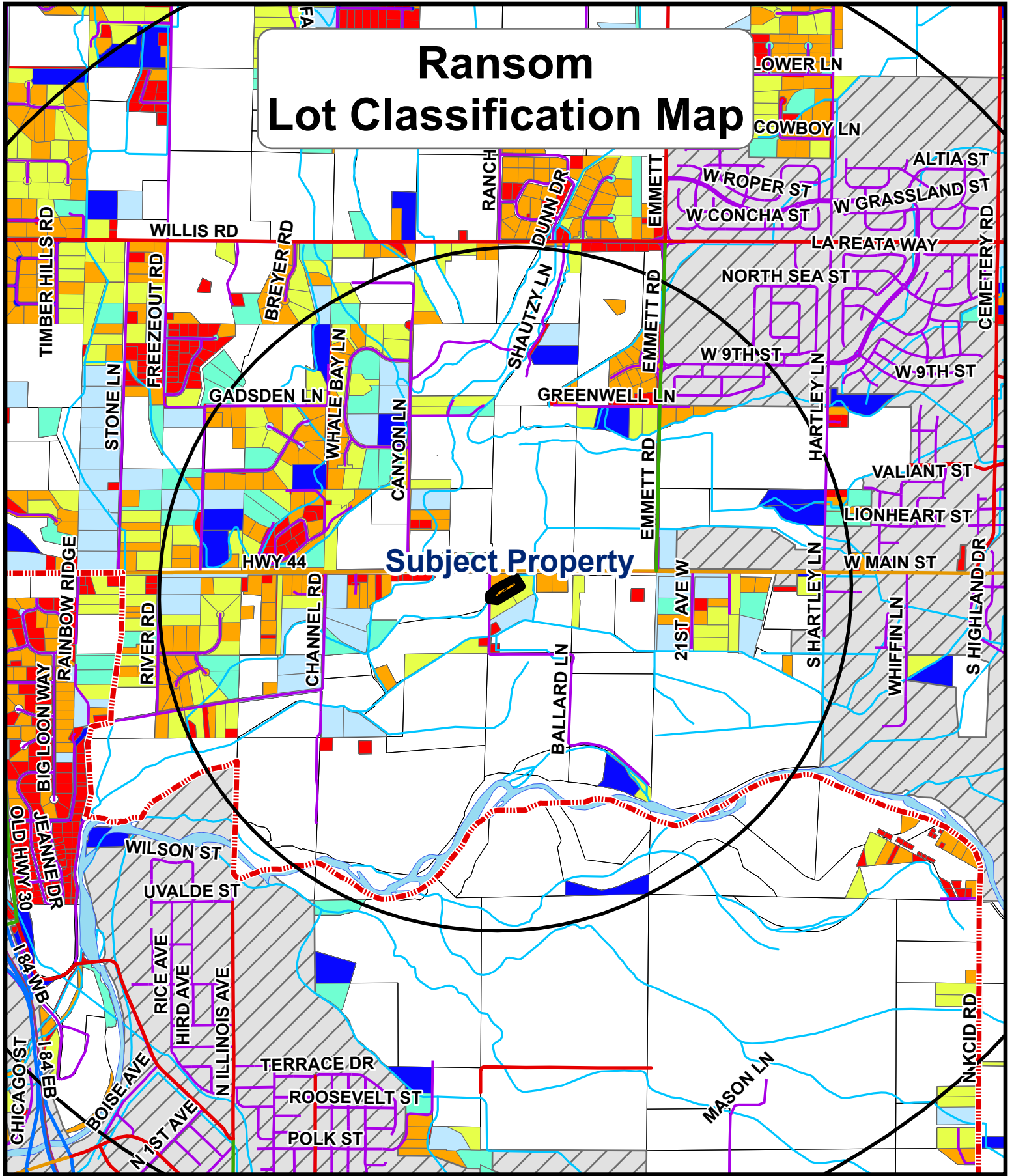
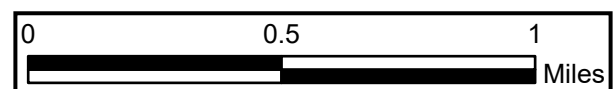
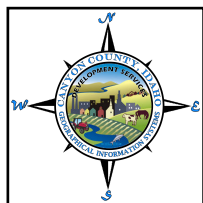
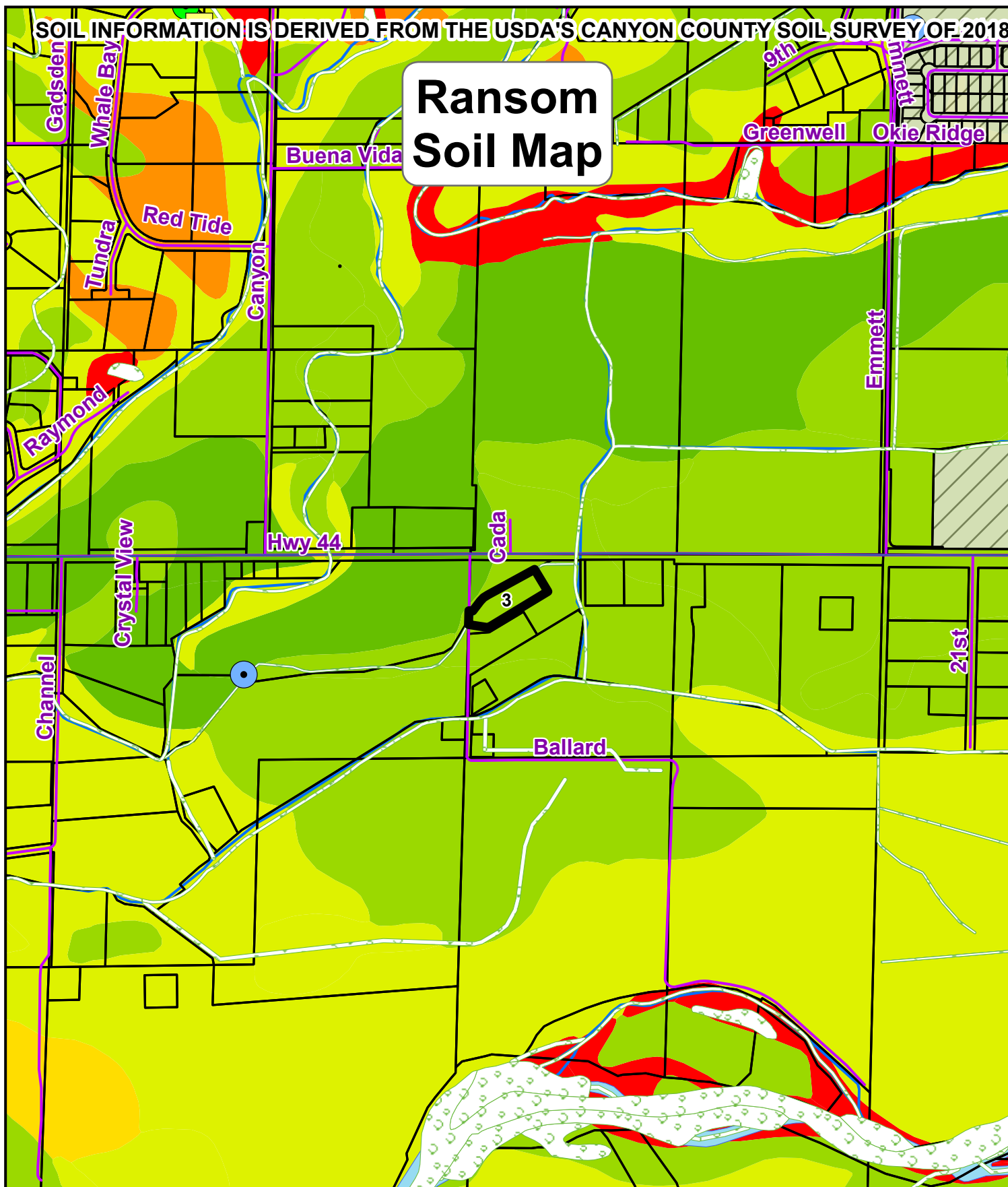


Exhibit B2.9



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Ransom Soil Map



Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_



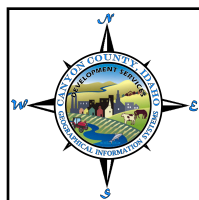
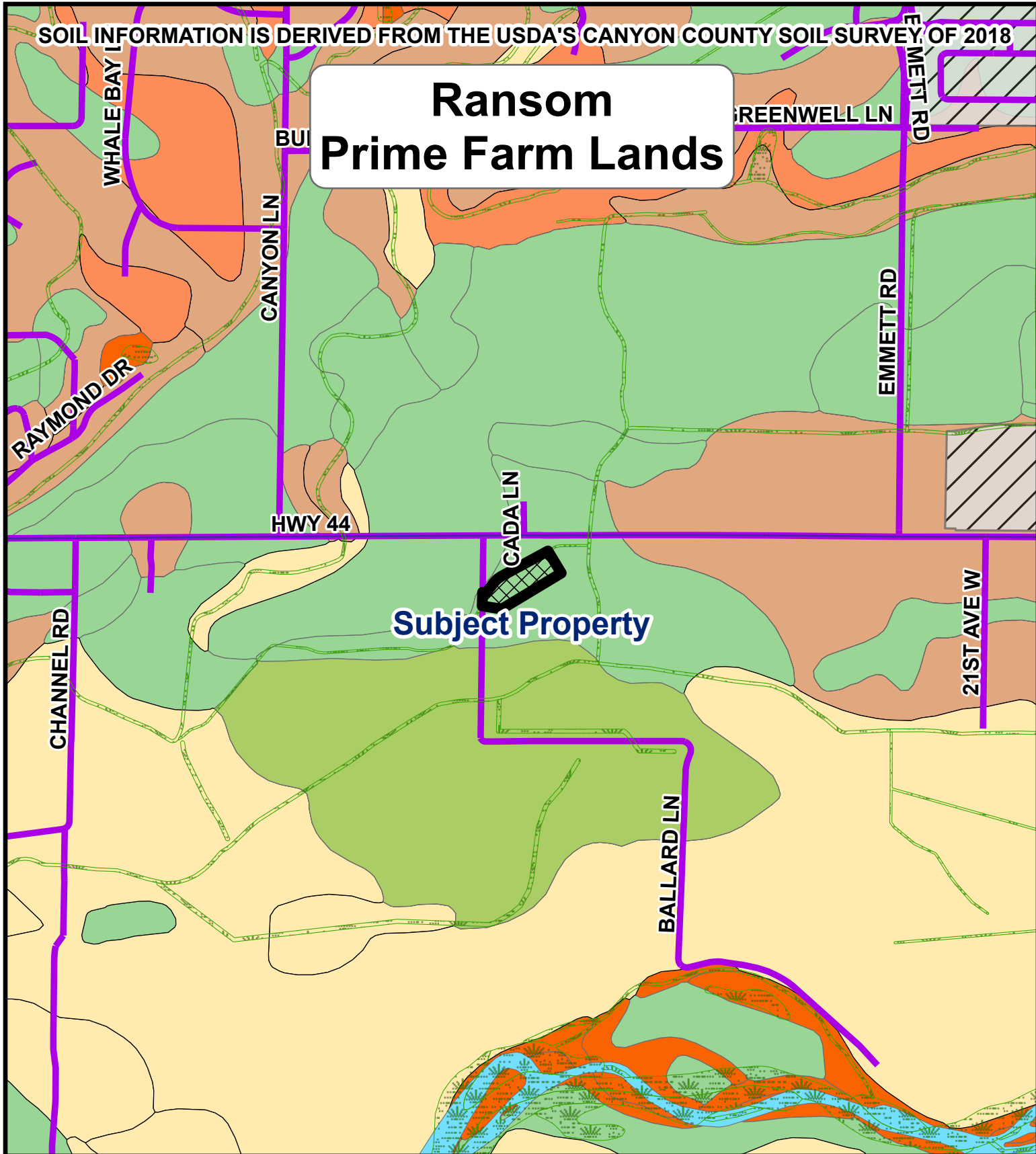
Wetlands

Exhibit B2.10

0 0.25 0.5 Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

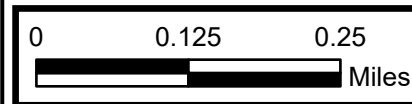
Ransom Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C_Hydro

FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	87120.00	2.00	100.00%
		87120.00	2.00	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
FaA	Prime farmland if irrigated	87120.00	2.00	100.00%
		87120.00	2.00	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

IMAGES WERE FLOWN IN THE 2022/2023.

Ransom Contour Map

ATKINSON SUB

Cada Ln
Hwy 44

Ballard Ln

2385

2380

2375

2385

2380

2375

Legend





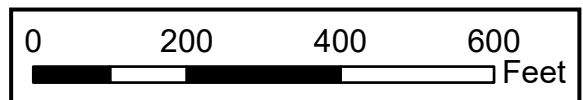
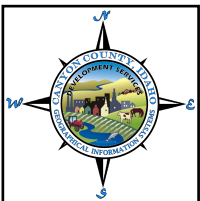
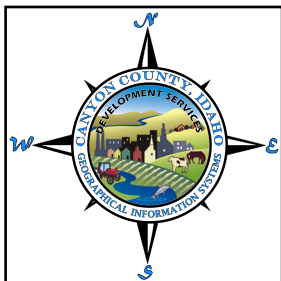
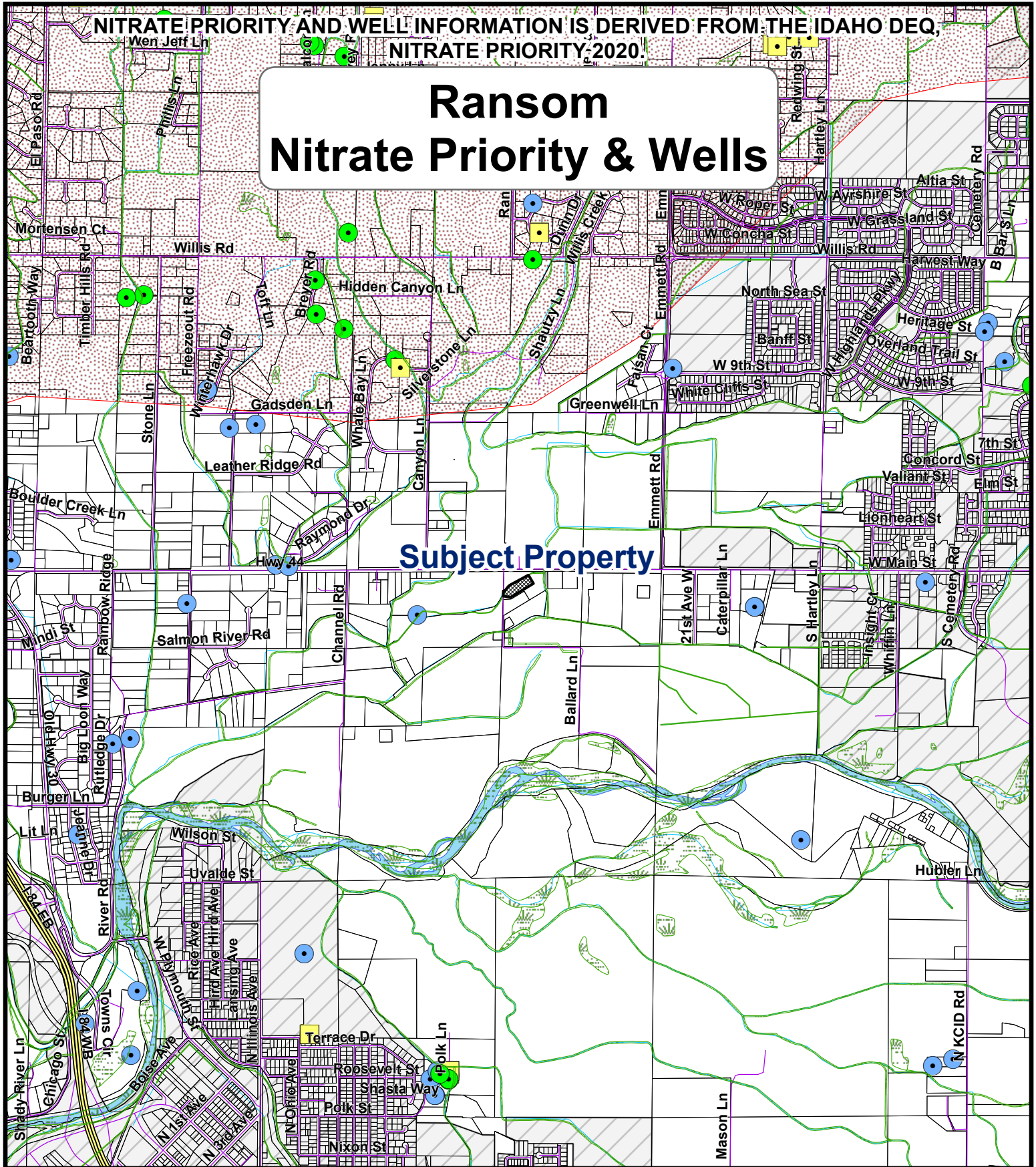
-  SUBJECT_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands

Exhibit B2.11



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY-2020.

Ransom Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



2.000001 - 5.00



5.0000001 - 10.00



10.000001 - 49.80

Exhibit B2.12

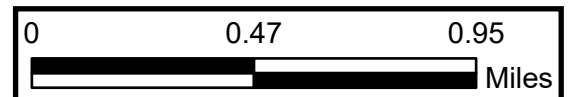


EXHIBIT C

Site Visit Photos: December 30, 2024

Planning & Zoning Commission

Case# CU2024-0008

Hearing date: February 20, 2025

Site Photos: Taken December 30, 2024

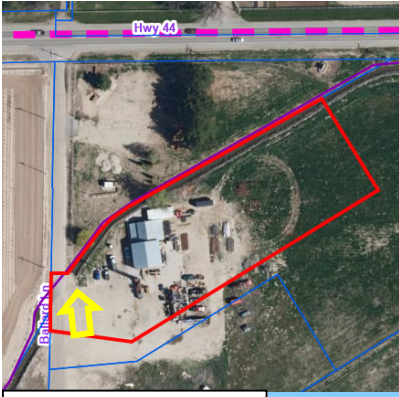


Photo 1: Taken from approach to subject property on Ballard Lane facing north towards Highway 44.

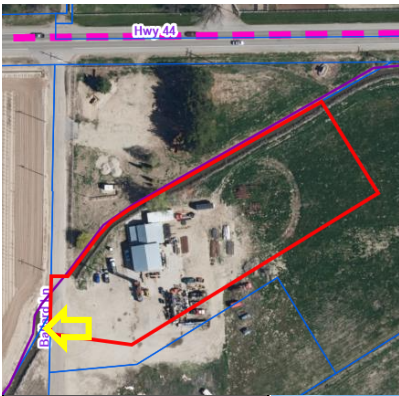


Photo 2: Taken from approach to subject property on Ballard Lane facing west away from the subject property.



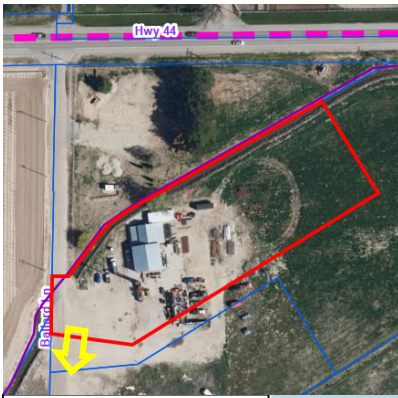


Photo 3: Taken from approach to subject property on Ballard Lane facing south.

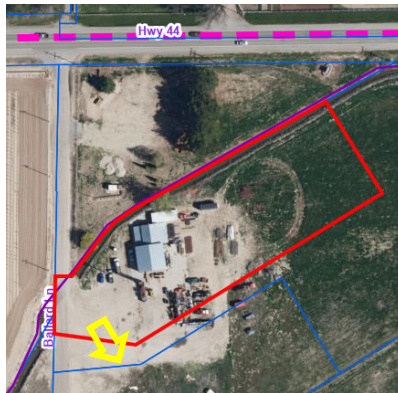


Photo 4: Taken from approach to subject property on Ballard Lane facing southeast.





Photo 5: Taken from approach to subject property on Ballard Lane facing east.

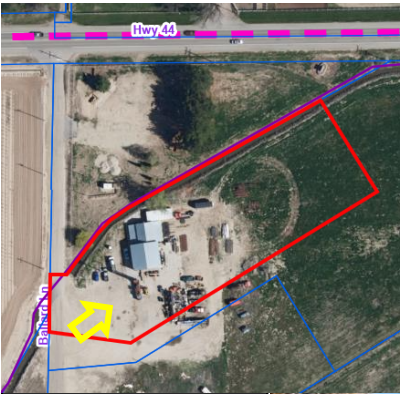


Photo 6: Taken from approach to subject property on Ballard Lane facing northeast towards the existing shop building on the subject property.



EXHIBIT D

Agency Comments Received by: February 10, 2025

Planning & Zoning Commission

Case# CU2024-0008

Hearing date: February 20, 2025

Madelyn Vander Veen

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, December 20, 2024 7:19 AM
To: Madelyn Vander Veen
Subject: [External] RE: Agency Notification CU2024-0008 Ransom

Hi Madelyn,

Per request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is not required to be conducted for this development.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have been conducted on-site and septic systems have not been proposed for this project.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **SWDH doesn't have concerns with the request for rezoning to commercial as long as all SWDH requirements have been met.**

Based on our pre-development meeting notes, the applicant stated the RVs will not have wastewater hookups but need clarification on what methods will be used to ensure proper disposal of RV wastewater.

Please 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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, December 17, 2024 3:43 PM
To: 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'jreynolds@middletoncity.org' <jreynolds@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>;

'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>

Subject: Agency Notification CU2024-0008 Ransom

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 15, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@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 ****

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Madelyn Vander Veen

From: Caitlin Ross
Sent: Friday, January 3, 2025 9:21 AM
To: Madelyn Vander Veen
Subject: FW: [External] RE: Agency Notification CU2024-0008 Ransom

Hey Maddy!

Just wanted to forward this agency response I got from ITD for your CU2024-0008 case.

Thanks!

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, December 30, 2024 1:24 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification CU2024-0008 Ransom

Hello,

After careful review of the transmittal submitted to ITD on December 17, 2024 regarding, CU2024-0008 Ransom, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, December 17, 2024 3:43 PM
To: 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'jreynolds@middletoncity.org' <jreynolds@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>;

'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; Brian Cawforth <Brian.Cawforth@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>

Subject: Agency Notification CU2024-0008 Ransom

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Please direct your comments or questions to Planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
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Direct Line: 208-454-7463

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Madelyn Vander Veen

From: Sage Huggins
Sent: Tuesday, January 7, 2025 8:30 AM
To: Madelyn Vander Veen
Subject: FW: Agency Notification CU2024-0008 Ransom
Attachments: Application packet with aerial map.pdf; Agency Response Requested Notification Form 2-23.pdf

Good Morning,

I am providing a comment regarding CU2024-0008.

According to assessor records the existing structure located on parcel R34719010A is a general purpose building, not a dwelling. Parcel R34719010 at this time does not have a structure that should be addressed. It looks like the parcel R34719010 has historically had the address 13461 Hwy 44, looks to have existed back prior to the 2018 land division. The address 13461 Hwy 44 is to be retired regardless of the outcome for CU2024-0008.

If the application CU2024-0008 is approved, the applicant shall receive an address for the use by either submitting an "Address Request Application" to the development services department OR by submitting a building permit (site plan shows an office). An approach permit will be required for both of these options.

The applicant references an address of "22845 Ballard Ln". I do not find this to be a valid address.

Thanks,

Sage Huggins
GIS Analyst
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

From: Caitlin Ross
Sent: Tuesday, December 17, 2024 3:43 PM
To: 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'jreynolds@middletoncity.org' <jreynolds@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; '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>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; Brian Cawforth <Brian.Cawforth@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb

<Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>

Subject: Agency Notification CU2024-0008 Ransom

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 15, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

Madelyn Vander Veen

From: Dianne Secretary <irr.water.3@gmail.com>
Sent: Tuesday, January 28, 2025 9:41 AM
To: Madelyn Vander Veen
Subject: [External] Case No. CU2024-0008: Ransom 13461 Hwy 44 Caldwell
Attachments: Canyon County Development Services Storage Town Ditch_Jan_27_2025.pdf; Canyon County Water Company General Plan Submittal Requirements.pdf

Madelyn -

Here is a written response from the Canyon County Water Company board concerning this project.

I am also attaching Canyon County Water Company Submittal requirements.

Please let me know if you have any questions,
Dianne Foster, Secretary
Canyon County Water Company

Canyon County Water Company
P.O. Box 11
Star, ID 86339

January 27, 2025

Canyon County Development Services
Attn: Madelyn Vander Veen, Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605

Re: Case No. CU2024-008: Jeff Ramson RV Storage and ministorage facility
13461 Hwy 44, Caldwell, ID_Parcel R34719010A

Ms. Vander Veen:

Please accept this letter on behalf of the Canyon County Water Company regarding the above-referenced proposal.

While Canyon County Water Company does not object to the conditional use permit, the Company has statutory easements on both sides of the Company's Town Ditch. Said easements are 25-feet from the existing inside top of bank outward. We request no improvements be planned or allowed within the Town Ditch easements without plan review and Board of Directors' plan approval.

In addition, any construction within the Town Ditch easements will require a Canyon County Water Company license agreement to be executed between the owner/developer and the Water Company.

Furthermore, if approved Canyon County Water Company requests improvement drawings for the project be submitted to the Water Company for review of impacts to the Town Ditch easements. The owner/developer may contact the Canyon County Water Company Secretary via email at irr.water.3@gmail.com to obtain necessary plan submittal items.

Please let me know if you have questions or need additional information regarding Canyon County Water Company's needs on this project. You may reach me at wmason@masonandassociates.us or by phone at (208) 454-0256.

Sincerely,



William J. Mason, P.E.
Canyon County Water Company Board Director

cc: Flip Phillips-Board Chairman via email
file

Canyon County Water Company (C.C.W.C.) Plan Submittal Requirements:

With your formal submittal please provide the following information:

1. Current owner of record, warranty deed, and County Assessor Parcel Number(s).
2. Name and contact information of developer.
3. A brief description of the proposed construction within the C.C.W.C. easement(s).
4. A \$500 non-refundable plan submittal fee check made payable to Canyon County Water Company.
5. 3 full size scalable hard copy sets of plans, and plat or record of survey.
6. An electronic submittal. The electronic submittal shall be sent via email to irr.water.3@gmail.com and wmason@masonandassociates.us

At a minimum, please provide the following on your design plans:

1. Vicinity map.
2. Legal description (1/4 1/4, Section, Township, Range).
3. Street and canal names on the plans for identification.
4. Canyon County Water Company easements shall be shown on the plans.
5. Construction general notes and specifications.
6. Demolition plan for proposed removal of existing crossings.
7. Irrigation delivery headgate elevation and details.
8. Irrigation delivery weir structure elevations and details.
9. Highwater elevations to verify the vertical placement of the proposed encroachments. (Road crossing, Canal or utility piping, weir structure, relocated headgate(s), etc.)
10. Plan view and cross sections providing vertical and horizontal dimensions to allow for review of the minimum cover over and location of proposed utility sleeves. (5-foot minimum clearance required in open channel from bottom of recent C.C.W.C. dipped canal and 3-foot minimum clearance required from culverts).
11. Elevations of the proposed utility sleeves at all crossings (including pressure irrigation sleeves).
12. Pressure irrigation and weir boxes shall be located outside of the C.C.W.C. easement.
13. Driveway approaches shall be added on all sides of each road crossing for ditch access.
14. Plan view details shall be added for any proposed headwall(s). Headwall(s) shall prevent side slopes from eroding into the ditches.
15. Road bridge/box culvert/culvert crossings are site specific and typically require discussions with the Board of Directors representative to determine the necessary requirements. A schematic of the proposed crossing should be provided prior to design to allow appropriate time for C.C.W.C to research site conditions.

Please provide a written transmittal letter describing how the above items have been addressed.

Additional reviews will be necessary after receiving hard copies of design plans.

All additional review submittals shall provide:

1. 1 full size scalable hard copy plan set, and plat or record of survey.
2. An electronic submittal. The electronic submittal may be sent to the above email address.
3. Written response letter outlining how each item of the previous C.C.W.C. review was addressed.

A licensing agreement between Canyon County Water Company and the owner will be required prior to construction.



February 4, 2025

Madelyn Vander Veen
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
madelyn.vanderveen@canyoncounty.id.gov

Subject: CR2024-0008

Dear Ms. Vander Veen:

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 stormwater 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 Matthew Pabich, 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,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator