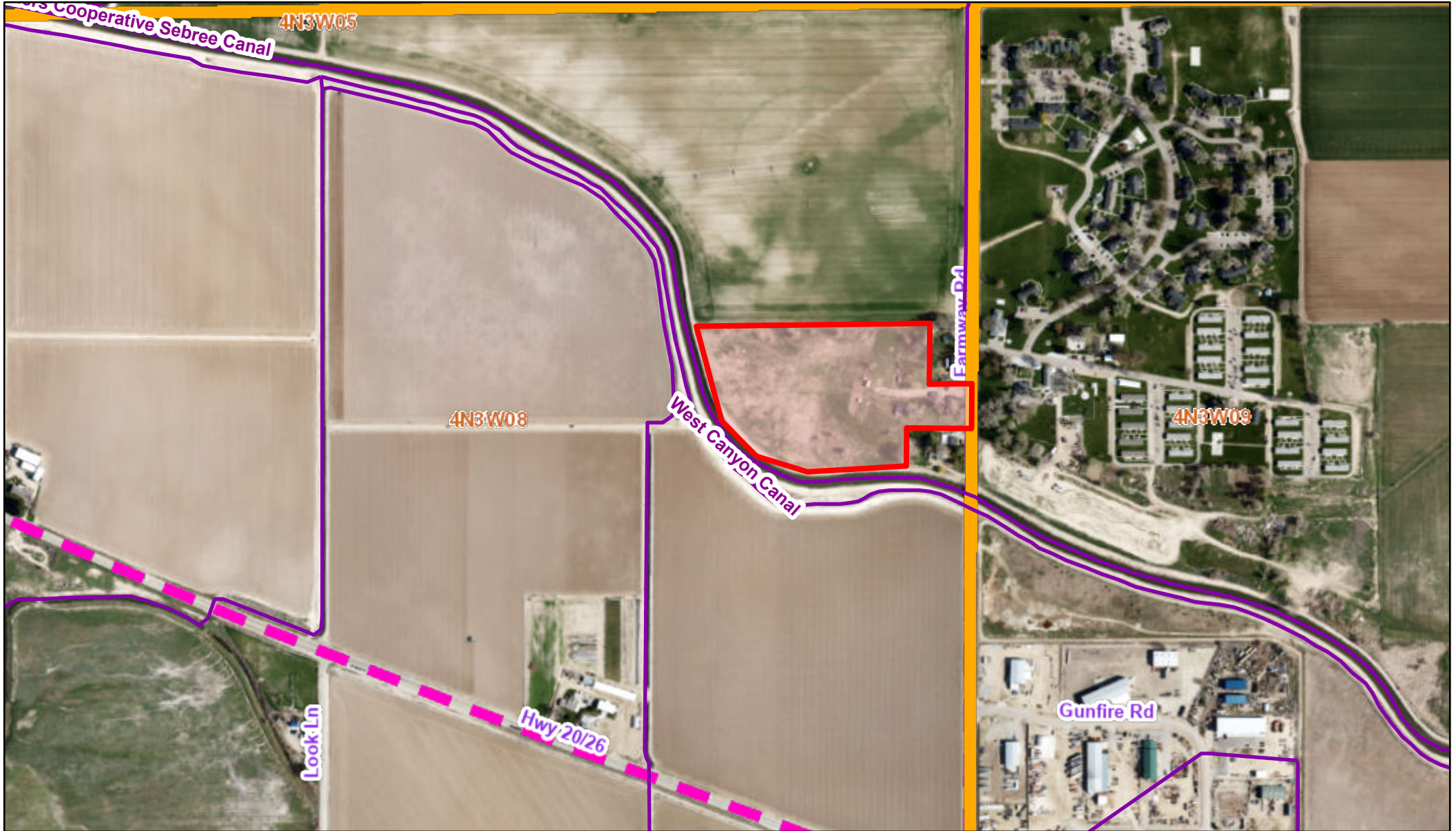
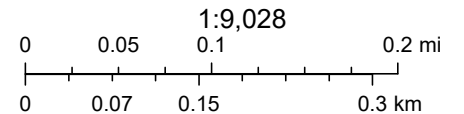


# Canyon County, ID Web Map



3/5/2025, 3:33:42 PM

- |                                     |                             |                           |               |
|-------------------------------------|-----------------------------|---------------------------|---------------|
| Multiple Parcel Search_Query result | City Limits                 | Other Principal Arterials | Blue: Blue    |
| Hydro_NHDFlowline                   | Sections                    | Urban_2023                | Imagery_2022  |
| County Boundary                     | ITDFunctionalClassification | Red: Red                  | Red: Band_1   |
| Current Impact Area                 | Major Collector             | Green: Green              | Green: Band_2 |



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



## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <b>Mountain Companies, LLC</b>	
	MAILING ADDRESS: <b>P.O. Box 191285 Boise, Idaho 83719</b>	
	PHONE: <b>208-941-9103</b>	EMAIL:
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u><i>Shawn L. Nickel</i></u> Date: <u><b>2/24/25</b></u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <b>Shawn L. Nickel</b>	
	COMPANY NAME: <b>SLN Planning</b>	
	MAILING ADDRESS: <b>P.O. Box 1595 Eagle, Idaho 83616</b>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

<b>SITE INFO</b>	STREET ADDRESS: <b>22689 Farmway Road Caldwell, Idaho</b>	
	PARCEL NUMBER: <b>R34604000 0</b>	
	PARCEL SIZE: <b>11.96 acres</b>	
	<b>CHECK THE APPLICABLE APPLICATION TYPE:</b>	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <b>AG</b>	PROPOSED ZONING: <b>Light Industrial</b>
	FLOOD ZONE (YES/NO) <b>No</b>	ZONING DISTRICT: <b>CR/M-1</b>

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER <b>CR2025-0003</b>	DATE RECEIVED: <b>3/5/25</b>
RECEIVED BY: <b>Josh Johnson</b>	APPLICATION FEE: <b>\$1400</b> <span style="float: right;"><input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH</span>

*with \$950 for W2025-0004 \$2350*



# ZONING AMENDMENT

## PUBLIC HEARING - CHECKLIST

**Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07**

**Check the applicable application type:**

Rezone

Conditional Rezone with Development Agreement

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

Description	Applicant	Staff
Master Application completed and signed.	X	
Letter of Intent (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting form was completed and signed	X	
Completed Agency Acknowledgement form including:	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/Idaho Transportation Dept	X	
Area of City Impact (If applicable) <span style="color: red;">City of Caldwell</span>	X	
Conditional Rezone:	X	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	
Deed or evidence of property interest to the subject property	X	
Fee: \$ 950 Rezone		
\$1,400 Conditional Rezone X	X	
\$2,800 Text Amendment		
<b>**Fees are non-refundable**</b>		

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

**REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

**The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.**

Applicant/Owner: \_\_\_\_\_ Date \_\_\_\_\_

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_

## **SUBMITTAL STANDARDS**

<b>LETTER OF INTENT STANDARDS</b>
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

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

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

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:** N/A, Private Driveway  
 Public             Private            Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**             Fencing will be provided (Please show location on site plan)  
Type: Chain link with slats along existing residential uses where noted on site plan    Height: 6'

8. **STORMWATER:**             Retained on site             Swales             Ponds             Borrow Ditches  
 Other: \_\_\_\_\_

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

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

### 2. FIRE SUPPRESSION:

- Water supply source: Fire Hydrant in Farmway adjacent to property

### 3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks  Curbs  Gutters  Street Lights  None

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: Contractor's Yard/Shop/ Future Industrial Uses

### 2. DAYS AND HOURS OF OPERATION:

- Monday 5am to 10pm  
 Tuesday 5am to 10pm  
 Wednesday 5am to 10pm  
 Thursday 5am to 10pm  
 Friday 5am to 10pm  
 Saturday 5am to 10pm  
 Sunday 5am to 10pm

### 3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? \_\_\_\_\_ No

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

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

### 5. PARKING AND LOADING: N/A

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**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: \_\_\_\_\_



Canyon County Development Services  
 111 North 11<sup>th</sup> Avenue, #310  
 Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
 208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Justin W. Rosin, 839 E. Fairview, Suite 100  
 (name) (address)  
Meridian, Idaho 83642  
 (city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

Shawn L Nickel, SLN Planning, P.O. Box 1595 Eagle, ID 83616  
 (name) (address)

to submit the accompanying application pertaining to the subject property.

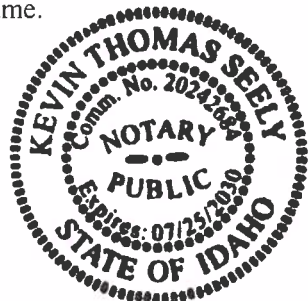
- I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 24<sup>th</sup> day of September, 20 24.

[Signature]  
 (signature)

STATE OF IDAHO )  
 )  
 ) SS  
 )  
 COUNTY OF CANYON )

On this 24<sup>th</sup> day of SEPTEMBER, in the year 20 24, before me Kevin Thomas Seely,  
 a notary public, personally appeared Justin W. Rosin, 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: [Signature]  
 My Commission Expires: 7/25/2030



# SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE.  
P.O. Box 1595 ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

---

Canyon County Development Services  
111 N. 11<sup>th</sup> Ave  
Caldwell, ID 83605

November 23, 2024  
(revised 2/24/25)

**Re: 22689 Farmway Road  
Conditional Rezone Application & Conditional Use Permit Application**

Dear Development Services;

As representative for Mountain Properties, LLC, please accept these two applications for a Conditional Rezone and Conditional Use Permit for 22689 Farmway Road in unincorporated Canyon County. The Conditional Use Permit is for a contractor's yard/shop. The requested Rezone is from Agricultural to Light Industrial. This letter is included with the appropriate land use applications, together with filing fees and various exhibits.

## CONDITIONAL REZONE

The Conditional Rezone application is being requested on the property in compliance with the land use designation within the City of Caldwell Comprehensive Plan Future Land Use Map, which recognizes the property as Industrial. Although the currently proposed use for the property is a contractor's yard/shop, zoning is not currently needed for the proposed use. The owners would like for the property to be rezoned to reflect the current Caldwell Comprehensive Plan designation of Industrial, understanding that once services are available, additional land use applications will be submitted for review and approval. Impacts from traffic for the future development uses will be analyzed as uses are proposed, however, this area is transitioning from agricultural, with Interstate access from Hwy 44 close by.

A site plan (concept plan) has been submitted as part of the accompanying CUP, with the proposed contractor's yard. Because the applicant does not have a plan for the final build-out of the property to Industrial, they are accepting of conditions of approval from the Board requiring additional review, limitations on uses, or other measures deemed appropriate by the Board and acceptable by the applicant.

With regards to CCZO Section 07-06-07(6): Conditional Rezone:

- A. Standards of Evaluation: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

1. *Is the proposed conditional rezone generally consistent with the comprehensive plan;*

The proposed conditional rezone is consistent with the Caldwell City Comprehensive Plan Land Use Map, which designates the property as Light Industrial.

2. *When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;*  
The current zoning designation is AG. The property is in an area designated by the City of Caldwell as future Light Industrial. The property is currently surrounded by agricultural uses, and minimal residential uses. On the opposite side of Farmway Road is a Housing Authority facility. Caldwell City Limits are very close, and non-residential land uses are quickly encroaching on the proposed property.
3. *Is the proposed conditional rezone compatible with surrounding land uses;*  
The property on 3 sides is existing agricultural land. As City services continue to expand into this area and other, non-agricultural and non-residential uses develop, demands for light industrial uses, especially with the properties close proximity to Interstate 84 will continue.
4. *Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?*  
The rezone will not negatively affect the character of the area. The area is recognized by the City of Caldwell as an industrial area. There is property to the southwest on Farmway Road in the County that is currently zoned industrial. This area is intended to be industrial in the future. Impacts from future development will be analyzed at the time of development, including traffic, buffering and transition and municipal services.
5. *Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;*  
Adequate water supply is immediately adjacent to the property. Sewer is not currently to the property, but is planned within the next several years to be extended by the City of Caldwell. The property has irrigation rights and supply to provide for any future landscaping needs. Stormwater drainage will be contained on-site. Electrical service is currently available on-site to adequately supply the proposed use.

6. *Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?*

Currently, no roadway improvements to Farmway Road are planned. Once the property is developed with the future industrial use, the Highway District will evaluate the impact on the road system and determine the required improvements necessary for the use. At this time, the proposed use within the accompanying CUP will have minimal impact on traffic.

7. *Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development;*

The property has legal access and frontage on Farmway Road.

8. *Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?*

Because of the nature of the currently proposed use, school facilities will not be needed, police, fire and emergency medical services, while available, will not be overly impacted, irrigation facilities or other services will not be negatively impacted to the point where additional public funding would be necessary. At the time of redevelopment of the property to industrial, essential public services will be provided to the project.

### **CONDITIONAL USE PERMIT**

The requested CUP is for a contractor's yard and shop. The use will take access from Farmway Road at a newly proposed gravel access located on the southern end of the frontage of Farmway. A security gate will be installed near Farmway. The access driveway will be paved the first 30' onto Farmway Road and will continue west into the site as a dustless, gravel base. A gravel yard of approximately 40,000 square feet will make up the contractor's yard area. A proposed new storage building, with a size to be determined, will be located in this general area in the future, subject to a building permit. At this time, it is proposed that the existing single-family dwelling and accessory structure at the eastern edge of the property be retained as a caretaker's unit. This residence is scheduled to be removed once the property is redeveloped as industrial. The majority of the property contains existing fencing. New chain link fencing with privacy slats is proposed along the northeastern portion of the property adjacent to the existing residential uses. An Operations Plan has been submitted as part of the application.

With regards to CCZO Section 07-07-05 Hearing Criteria:

- 1) *Is the proposed use permitted in the zone by conditional use permit;*

Yes, a contractor's yard is an allowed use in both the existing AG and future M-1 zoning district.

2) *What is the nature of the request;*

The applicant is requesting approval for a contractor's yard. The use will include a future storage structure, and will contain fencing and gravel surface for storage of construction equipment.

3) *Is the proposed use consistent with the comprehensive plan;*

Yes, the comprehensive plan for the City of Caldwell, which the property is within the City's Impact Area, designates the property as Light Industrial.

4) *Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;*

The proposed use will not have a negative impact on other properties in the immediate vicinity. The use is a low impact use that, with the proposed design and location of the storage areas, will be compatible and low impact.

5) *Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;*

Adequate water supply is immediately adjacent to the property. Sewer is not currently to the property, but is planned within the next several years to be extended by the City of Caldwell. The property has irrigation rights and supply to provide for any future landscaping needs. Stormwater drainage will be contained on-site. Electrical service is currently available on-site to adequately supply the proposed use.

6) *Does legal access to the subject property for the development exist or will it exist at the time of development;*

The property has legal access and frontage on Farmway Road.

7) *Will there be undue interference with existing or future traffic patterns;*

There will not be undue interference with existing or future traffic patterns with this proposed use. This is a low impact use that will see limited access on a daily basis.

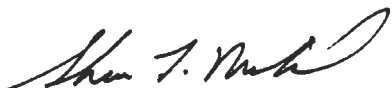
8) *Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such a use or require additional public funding in order to meet the needs created by the requested use?*

Because of the nature of the propose use, school facilities will not be needed, police, fire and emergency medical services, while available, will not be overly impacted, irrigation facilities or other services will not be negatively impacted to the point where additional public funding would be necessary.

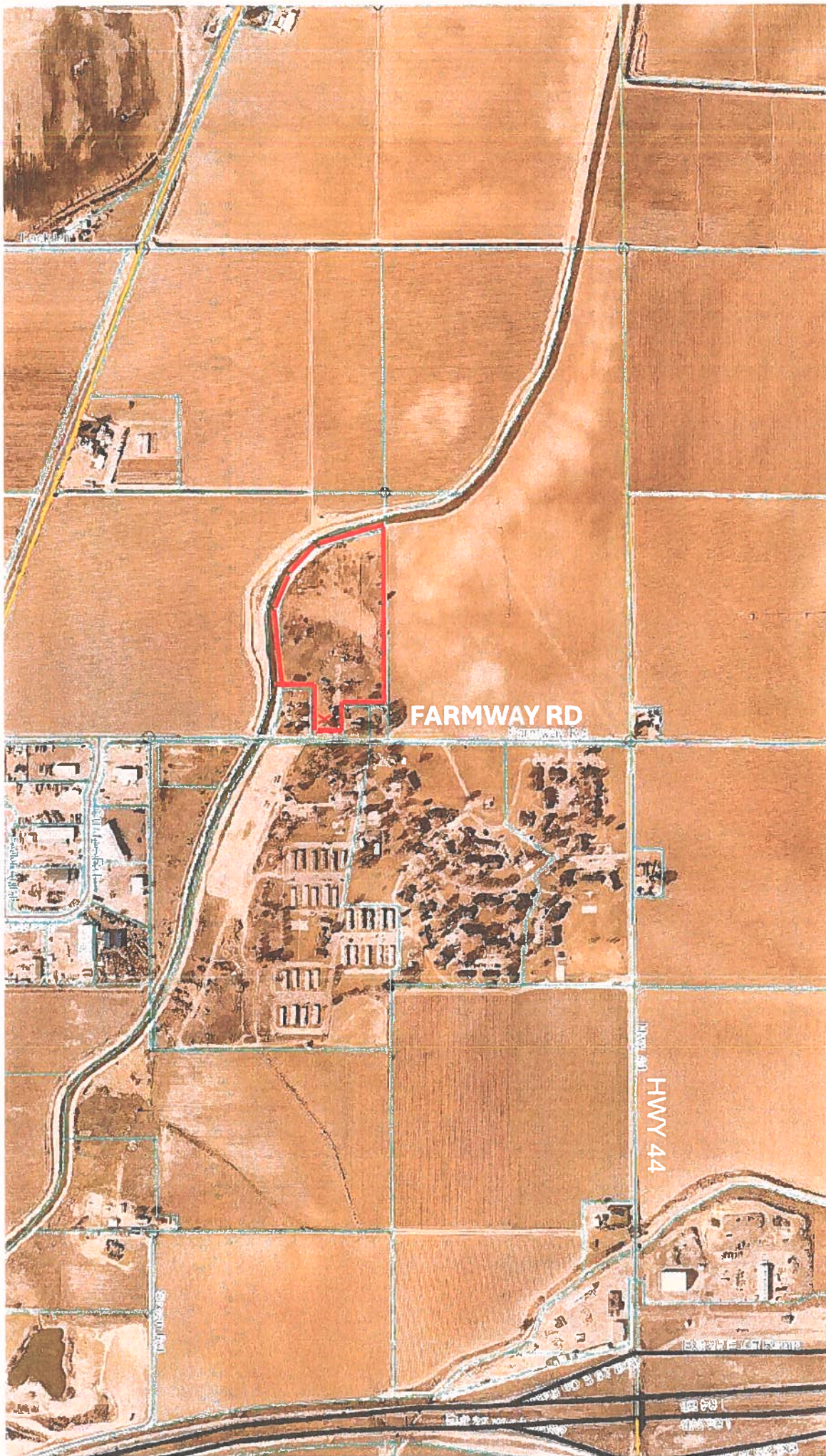
The proposed use will have minimal impact on the surrounding land uses and should not change the character of the immediate area. Adjacent agricultural uses and minimal residential uses will not be impacted by this low intensity use. The proposed use and rezone are consistent with the current Comprehensive Plan and the Caldwell Impact Area and their plan.

Thank you for the opportunity to submit this application and for your consideration in this development request and we look forward to answering any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn L. Nickel". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Shawn L. Nickel  
Land Use Planner



FARMWAY RD

HWY 44

Rd 225  
Rd 226  
Rd 227

September 25, 2024

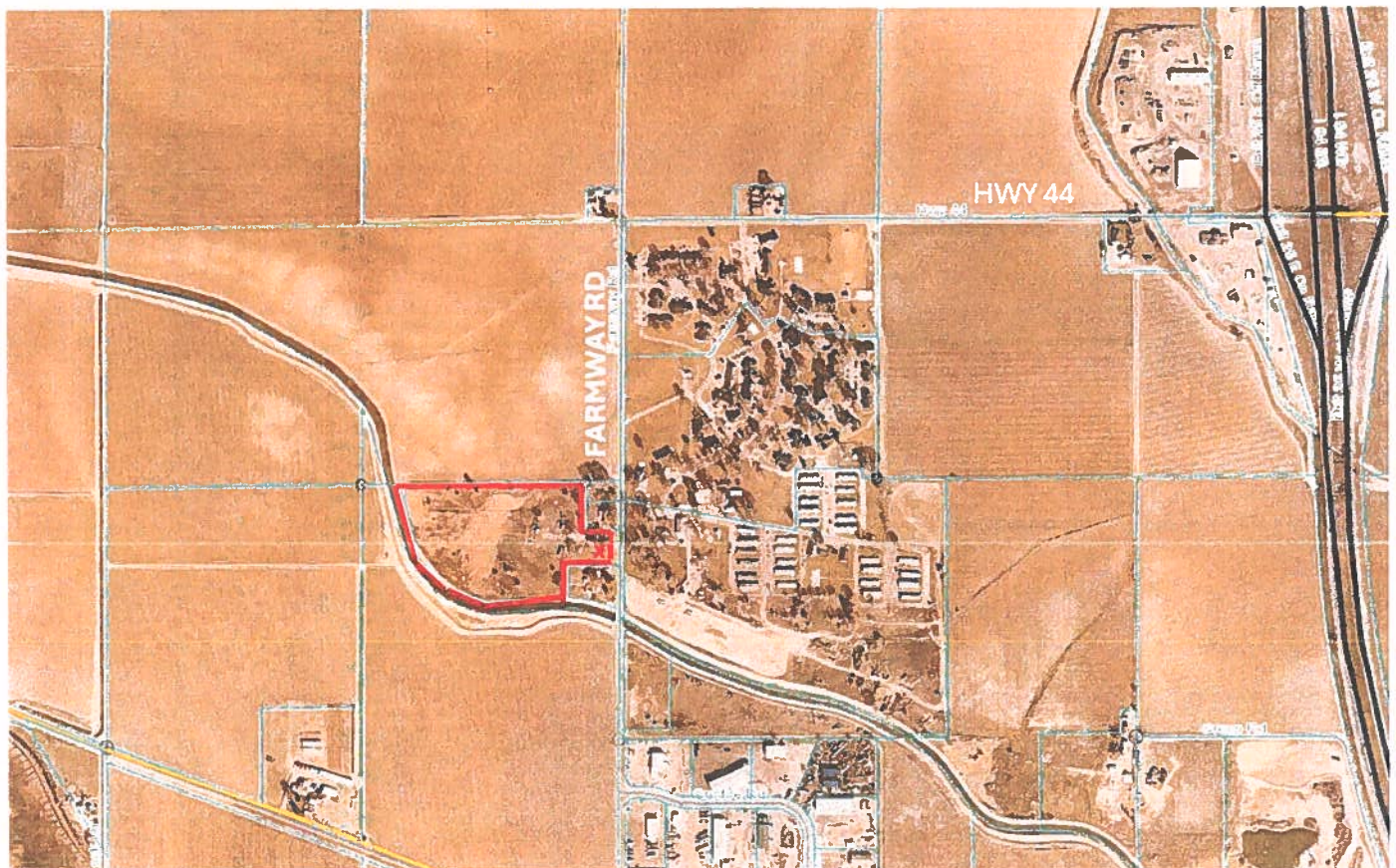
Dear Neighbor;

Please accept this invitation to attend a neighborhood meeting to review a request for a rezone (to light industrial) and conditional use permit (contractor's yard/shop) for the property located at 22689 Farmway Road, Caldwell, Idaho. A representative for the property owner will be present to provide neighboring property owners with information on the request prior to formal application to Canyon County. For those interested, please join us from **3p.m. to 4p.m. on Saturday, October 5, 2024** at the property at the property (see map below).

Please note that this is not a public hearing, and County officials will not be present. The purpose of this meeting is to provide neighboring property owners the opportunity to review the application and comment prior to formal submittal of an application to the County. A public hearing will be noticed to the neighboring property owners by the County at a future date.

We look forward to seeing you there!

Sincerely,  
Shawn L. Nickel



Steven  
2008 Jan 21 - Econ. Dev. Comm.  
615-6972

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> 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 507-01-15

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

#### SITE INFORMATION

Site Address: 22689 Farmway Road Parcel Number:  
 City: Caldwell State: ID ZIP Code: 83605  
 Notices Mailed Date: 9/28/24 Number of Acres: 11.96 Current Zoning: Ag  
 Description of the Request: Contractors Yard and Shop CUP/Rezone to M-1

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Shawn L. Nickel  
 Company Name: SCM Planning  
 Current address: P.O. Box 1595  
 City: Eagle State: ID ZIP Code: 83616  
 Phone: Cell: 208-744-3013 Fax:  
 Email: shawn@scmplanning.com

#### MEETING INFORMATION

DATE OF MEETING: Oct 5, 2024 MEETING LOCATION: on-site  
 MEETING START TIME: 3pm MEETING END TIME: 4pm

ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Nike Dittmer</u>	<u>[Signature]</u>	<u>22730 Farmway Rd.</u>
2. <u>M&amp;M Farms / Malcha Farms</u>	<u>[Signature]</u>	<u>[Redacted]</u>
3. <u>Jesse Ross</u>	<u>[Signature]</u>	<u>839 E. Fairview, Meridian</u>
4.		
5.		
6.		
7.		
8.		
9.		



10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Shawn L Nickel

\_\_\_\_\_

APPLICANT/REPRESENTATIVE (Signature): Shawn L Nickel

DATE: 10 / 5 / 24



## AGENCY ACKNOWLEDGMENT

Date: December 2024  
Applicant: SLN Planning  
Parcel Number: R34604000 0  
Site Address: 22689 Farmway Road Caldwell, Idaho

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

Applicant submitted/met for official review.

Date: 01/13/2024 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: Middleton Fire District

Applicant submitted/met for official review.

Date: 1/1/25 Signed: [Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: Notus-Parma Hwy #2

Applicant submitted/met for official review.

Date: 1-7-25 Signed: [Signature]  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: Black Canyon Irrigation District

Applicant submitted/met for official review.

Date: 1-6-25 Signed: [Signature]  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: City of Caldwell

Applicant submitted/met for official review.

Date: 1-6-25 Signed: Morgan Benson  
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



Canyon County Development Services  
 111 North 11<sup>th</sup> Avenue, #310  
 Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
 208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Justin W. Rosin, 839 E. Fairview, Suite 100  
 (name) (address)

Meridian, Idaho 83642  
 (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

Shawn L Nickel, SLN Planning P.O. Box 1595 Eagle, ID 83616  
 (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 24<sup>th</sup> day of September, 20 24.

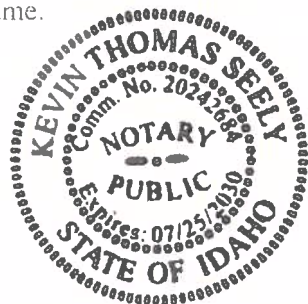
[Signature]  
 (signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 24<sup>th</sup> day of SEPTEMBER, in the year 20 24, before me KEVIN THOMAS SEELY, a notary public, personally appeared Justin W. Rosin, 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: [Signature]

My Commission Expires: 7/25/2030



Escrow No.: 34602439654-EQ

**2024-012900**  
RECORDED  
**04/30/2024 08:37 AM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pgs=4 NHANEY \$15.00  
TYPE: DEED  
FIDELITY NATIONAL TITLE - BOISE  
ELECTRONICALLY RECORDED

## WARRANTY DEED

### FOR VALUE RECEIVED

**Chad Coles, an unmarried man and Meaghan Coles, an unmarried woman who acquired title as Chad Coles and Meaghan Coles, husband and wife**

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**Mountain Companies, LLC, an Idaho limited liability company**

GRANTEE(S), whose current address is: **PO Box 191285, Boise, ID 83719**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 30<sup>th</sup> day of April, 2024.


**WARRANTY DEED**  
(continued)

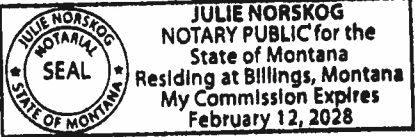
  
\_\_\_\_\_

Meaghan Coles

STATE OF Montana, COUNTY OF Stillwater, -ss.

On this 26<sup>th</sup> day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Chad Coles known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature:   
Name: Julie Norskog  
Residing at: Billings  
My Commission Expires: Feb 12, 2028

(SEAL) 

STATE OF Idaho, COUNTY OF Ada, -ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Meaghan Coles known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(SEAL)

**WARRANTY DEED**

(continued)

\_\_\_\_\_  
Chad Coles

Meaghan Coles  
\_\_\_\_\_  
Meaghan Coles

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, -ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Chad Coles known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

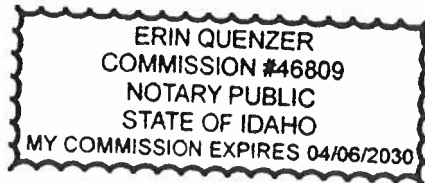
(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 29<sup>th</sup> day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Meaghan Coles known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

Signature: Erin Quenzer  
Name: \_\_\_\_\_  
Residing at: Emmett, ID  
My Commission Expires: \_\_\_\_\_

(SEAL)



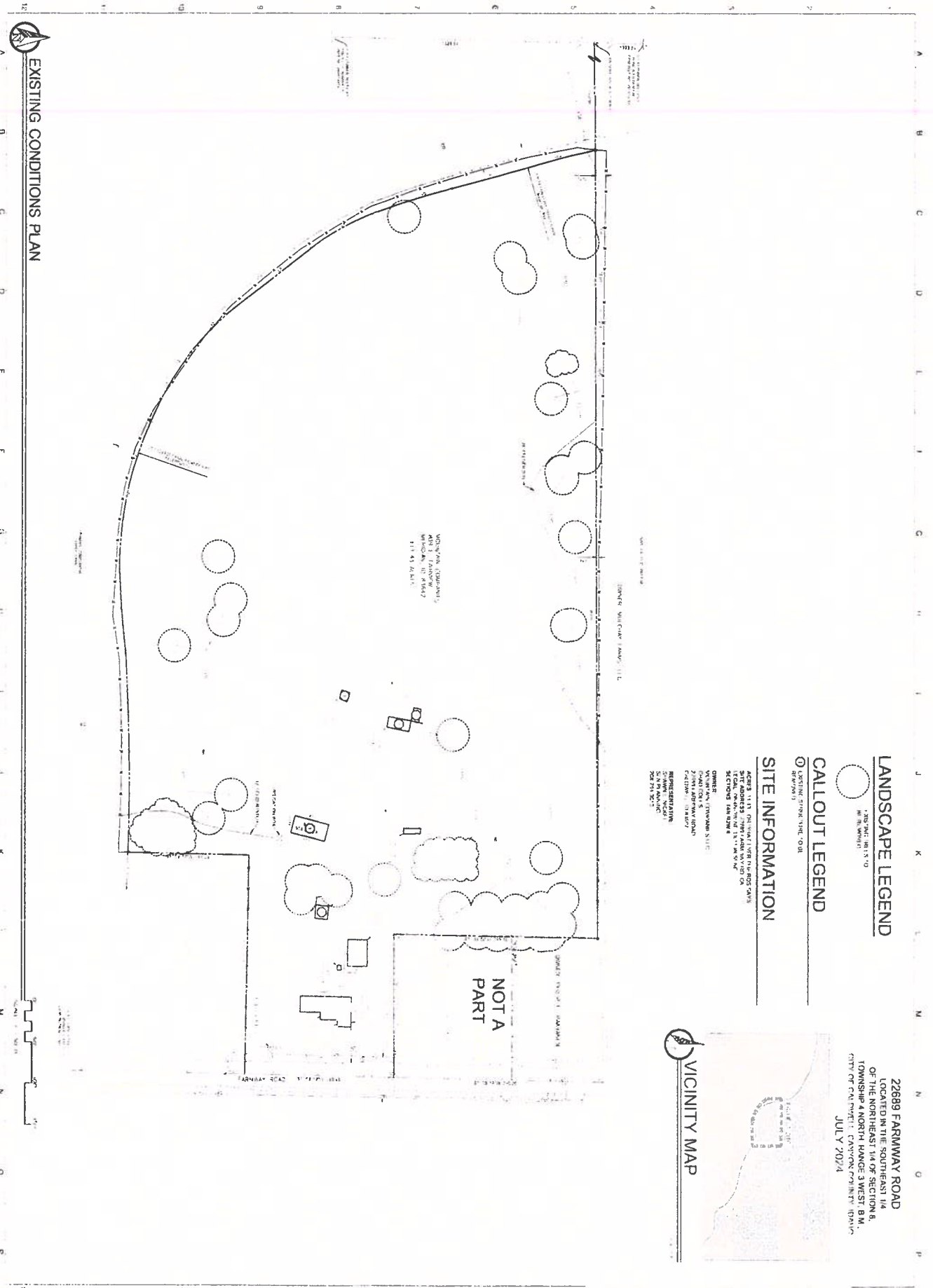
**EXHIBIT "A"**  
Legal Description

A part of the Southeast Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 8;  
Thence South 00°00' West (formerly of record South 0°21' West and formerly of record South 0°45' West) a distance of 250 feet along the East line of said Section 8 to the INITIAL POINT of this description;  
Thence continue South 00°00' West a distance of 183.45 feet along the said East line;  
Thence North 90°00' West (formerly of record North 89°39' West) a distance of 265.75 feet at right angles to the said East line;

Thence South 00°00' West a distance of 156.22 feet (formerly of record South 0°21' West) a distance of 160.67 feet parallel to the said East line to a point in the Northerly right-of-way line of the Farmers Cooperative Ditch Company Canal (also known as the Sebree Canal);

Thence meandering along the said Northerly right-of-way line, South 86°04'20" West a distance of 407.79 feet;  
Thence North 71°50'50" West a distance of 219.73 feet;  
Thence North 42°27'50" West a distance of 202 feet;  
Thence North 16°56'35" West a distance of 403.90 feet to a point in the North line of the said Southeast Quarter of the Northeast Quarter (said point being North 89°18'20" East a distance of 185.18 feet from the Northwest corner of the said Southeast Quarter of the Northeast Quarter);  
Thence North 89°18'20" East (formerly of record East) a distance of 961.53 feet along said North line;  
Thence South 00°00' West a distance of 250 feet parallel to the said East line;  
Thence North 89°18'20" East (formerly of record East) a distance of 174 feet parallel to the said North line to the INITIAL POINT of this description.



EXISTING CONDITIONS PLAN

LANDSCAPE LEGEND



CALLOUT LEGEND

Site information text including 'SITE INFORMATION', 'OWNER', 'DATE', 'SCALE', 'PROJECT', 'LOCATION', 'DATE', 'DRAWN BY', 'CHECKED BY', 'APPROVED BY', 'DATE'.

VICINITY MAP



22899 FARMWAY ROAD  
LOCATED IN THE SOUTHEAST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 8,  
TOWNSHIP 4 NORTH RANGE 3 WEST, 23M,  
CITY OF EDMONTON, ALBERTA, CANADA  
JULY 2024

L1.0

EXISTING CONDITIONS PLAN  
CONTRACTOR YARD

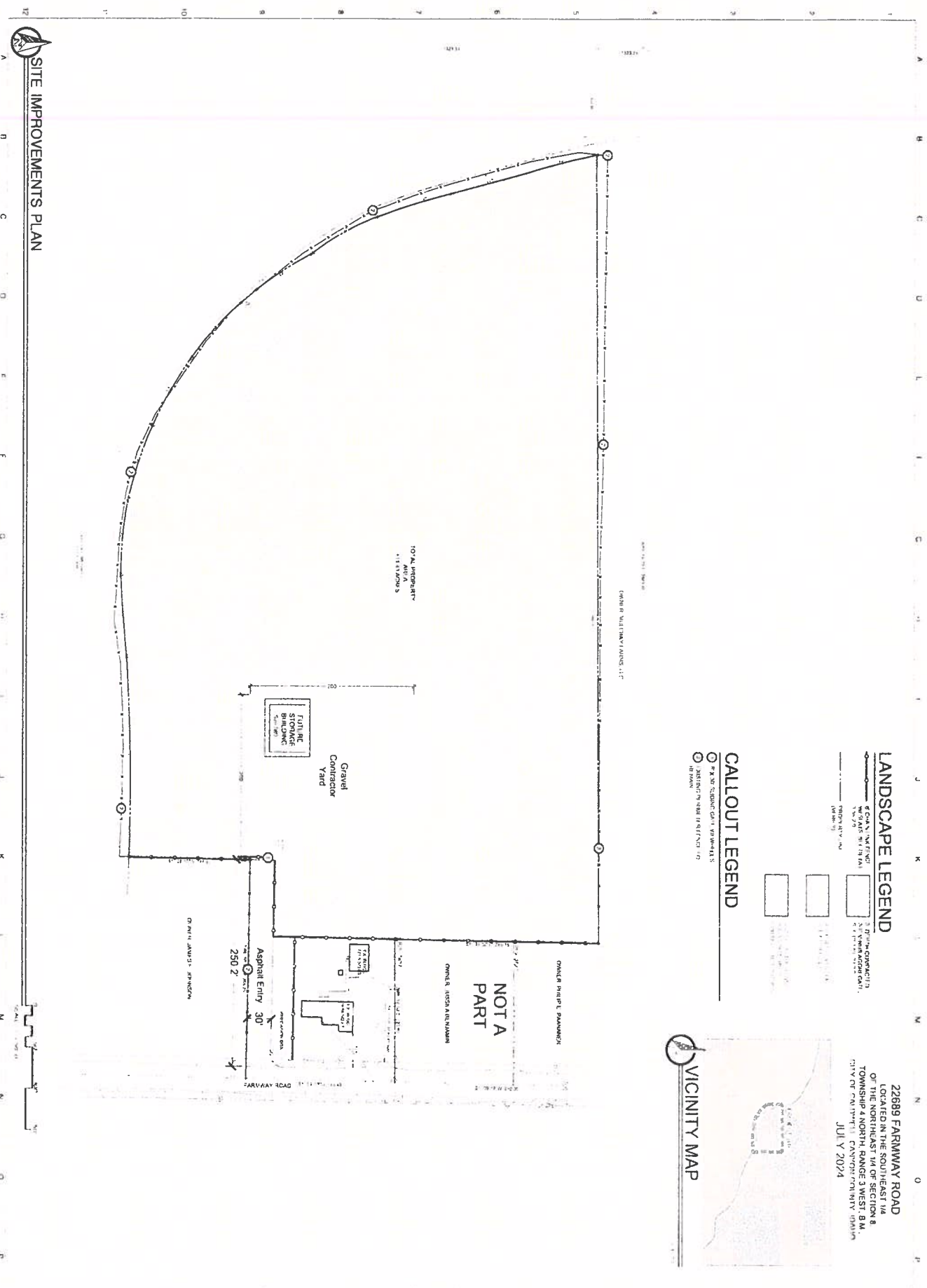
DATE: 07/24/24  
DRAWN BY: JDB  
CHECKED BY: JDB  
APPROVED BY: JDB  
PROJECT NUMBER: 24-049

**SOUTH BECK & BAIRD**  
South Landscape Architecture P.C.  
One South Beck & Baird Landscape Architecture P.C.

Professional Engineer Seal: 0377024  
Professional Engineer Seal: 0377024

Professional Engineer Seal: 0377024  
Professional Engineer Seal: 0377024



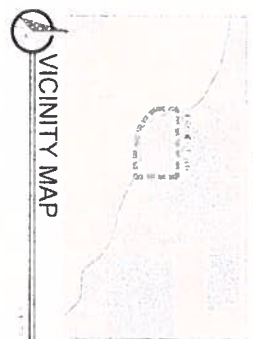


**LANDSCAPE LEGEND**

- 6\"/>

**CALLOUT LEGEND**

- 6\"/>



22889 FARMWAY ROAD  
 LOCATED IN THE SOUTHEAST 1/4  
 OF SECTION 138, RANGE 3E, T14N  
 TOWNSHIP 14 NORTH, RANGE 3E, T14N  
 CITY OF CALVERTON, CALVERTON COUNTY, VIRGINIA  
 JULY 2024

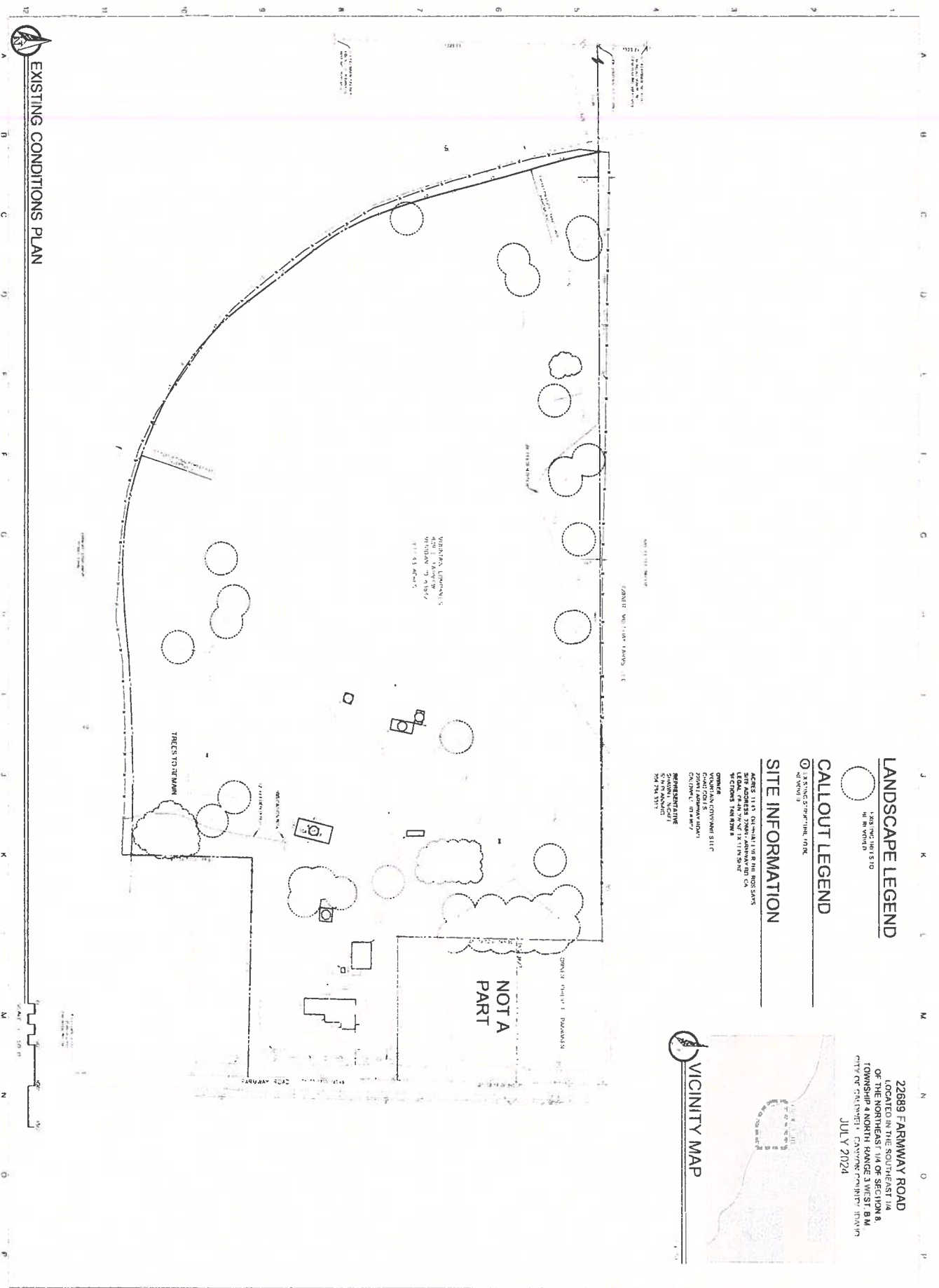
**SITE IMPROVEMENTS PLAN**

	<p><b>SOUTH BECK &amp; BAIRD</b>          South Landscape Architecture P.C.          One South Beck &amp; Baird Landscape Architecture P.C.</p>	<p>06/27/2024</p>	<p>06/27/2024</p>
	<p>24-445</p>	<p>24-445</p>	<p>24-445</p>

**SITE IMPROVEMENTS PLAN**  
**CONTRACTOR YARD**

L1.1





**EXISTING CONDITIONS PLAN**

**LANDSCAPE LEGEND**

- 1/2" DIA. TREE
- 1/4" DIA. TREE
- 1/8" DIA. TREE

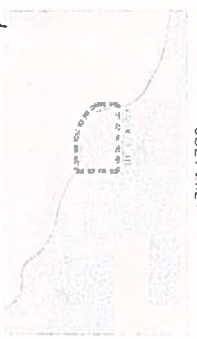
**CALLOUT LEGEND**

- 1/2" DIA. TREE
- 1/4" DIA. TREE
- 1/8" DIA. TREE

**SITE INFORMATION**

AGENCY: 1143 CALIFORNIA TURNPIKE ROAD  
 SAN JOSE, CA 95128  
 SITE ADDRESS: 22689 FARMWAY ROAD  
 SAN JOSE, CA 95131  
 PROJECT: 22689 FARMWAY  
 OWNER: VOLUNTARY DEVELOPMENT  
 PROJECT MANAGER: JEFFREY  
 CONTACT: JEFFREY@VOLUNTARYDEVELOPMENT.COM  
 REPRESENTATIVE: JEFFREY  
 DATE: 07/24/2024

**MICINITY MAP**



**22689 FARMWAY ROAD**  
 LOCATED IN THE SOUTHEAST 1/4  
 OF THE NORTHEAST 1/4 OF SECTION 8,  
 TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M.  
 CITY OF SAN JOSE, CALIFORNIA COUNTY OF SANTA CLARA  
 JULY 2024

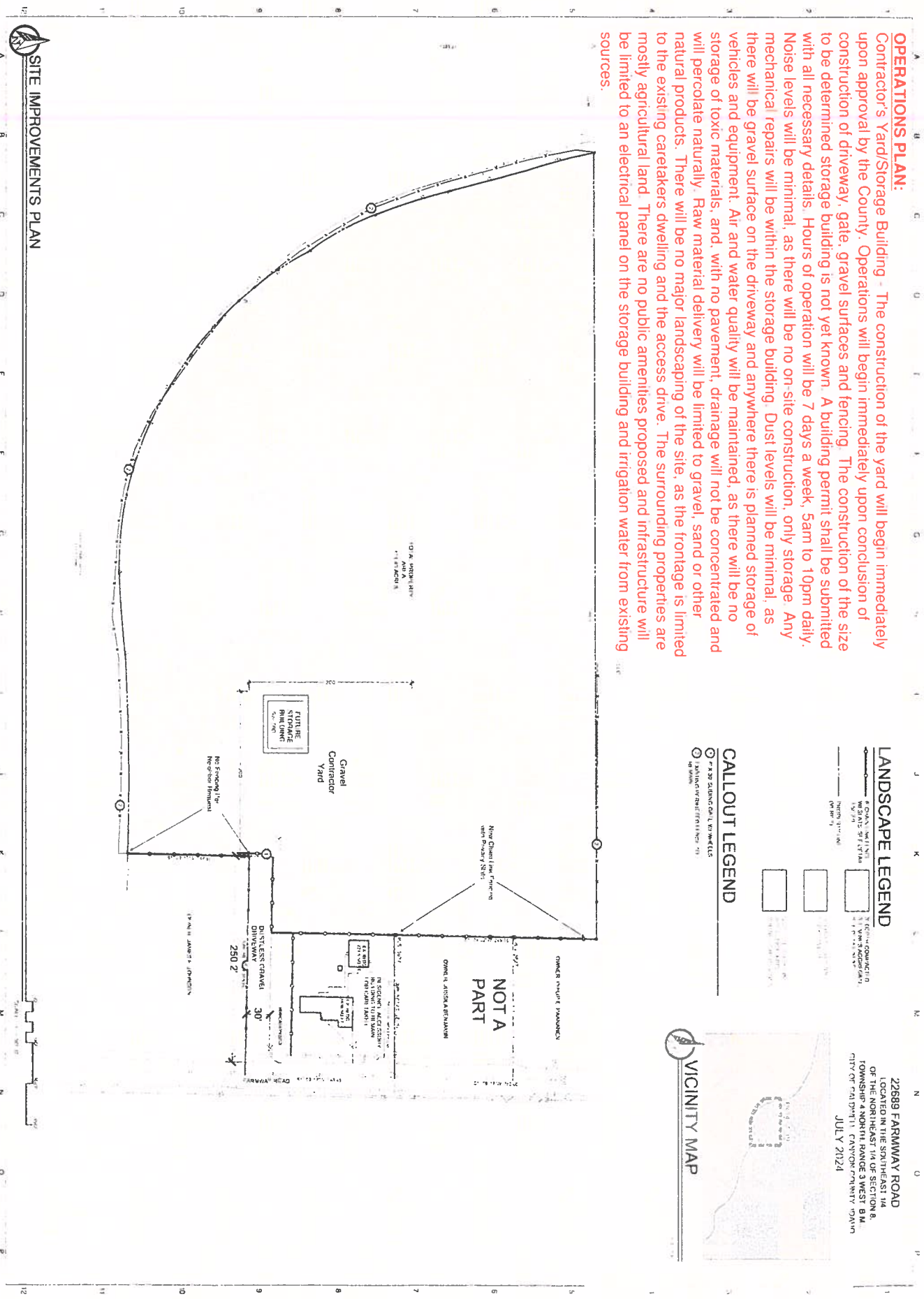
L1.0

**EXISTING CONDITIONS PLAN  
 CONTRACTOR YARD  
 OPERATIONS PLAN**

<p>DATE: 07/24/2024</p> <p>PROJECT NUMBER: 24-145</p> <p>PROJECT NAME: 22689 FARMWAY</p> <p>PROJECT ADDRESS: 22689 FARMWAY ROAD, SAN JOSE, CA 95131</p> <p>PROJECT CONTACT: JEFFREY</p> <p>PROJECT PHONE: (415) 253-6200</p> <p>PROJECT EMAIL: JEFFREY@VOLUNTARYDEVELOPMENT.COM</p> <p>PROJECT WEBSITE: WWW.VOLUNTARYDEVELOPMENT.COM</p>	<p>DATE: 07/24/2024</p> <p>PROJECT NUMBER: 24-145</p> <p>PROJECT NAME: 22689 FARMWAY</p> <p>PROJECT ADDRESS: 22689 FARMWAY ROAD, SAN JOSE, CA 95131</p> <p>PROJECT CONTACT: JEFFREY</p> <p>PROJECT PHONE: (415) 253-6200</p> <p>PROJECT EMAIL: JEFFREY@VOLUNTARYDEVELOPMENT.COM</p> <p>PROJECT WEBSITE: WWW.VOLUNTARYDEVELOPMENT.COM</p>	<p>DATE: 07/24/2024</p> <p>PROJECT NUMBER: 24-145</p> <p>PROJECT NAME: 22689 FARMWAY</p> <p>PROJECT ADDRESS: 22689 FARMWAY ROAD, SAN JOSE, CA 95131</p> <p>PROJECT CONTACT: JEFFREY</p> <p>PROJECT PHONE: (415) 253-6200</p> <p>PROJECT EMAIL: JEFFREY@VOLUNTARYDEVELOPMENT.COM</p> <p>PROJECT WEBSITE: WWW.VOLUNTARYDEVELOPMENT.COM</p>	<p>DATE: 07/24/2024</p> <p>PROJECT NUMBER: 24-145</p> <p>PROJECT NAME: 22689 FARMWAY</p> <p>PROJECT ADDRESS: 22689 FARMWAY ROAD, SAN JOSE, CA 95131</p> <p>PROJECT CONTACT: JEFFREY</p> <p>PROJECT PHONE: (415) 253-6200</p> <p>PROJECT EMAIL: JEFFREY@VOLUNTARYDEVELOPMENT.COM</p> <p>PROJECT WEBSITE: WWW.VOLUNTARYDEVELOPMENT.COM</p>	<p>DATE: 07/24/2024</p> <p>PROJECT NUMBER: 24-145</p> <p>PROJECT NAME: 22689 FARMWAY</p> <p>PROJECT ADDRESS: 22689 FARMWAY ROAD, SAN JOSE, CA 95131</p> <p>PROJECT CONTACT: JEFFREY</p> <p>PROJECT PHONE: (415) 253-6200</p> <p>PROJECT EMAIL: JEFFREY@VOLUNTARYDEVELOPMENT.COM</p> <p>PROJECT WEBSITE: WWW.VOLUNTARYDEVELOPMENT.COM</p>	<p>DATE: 07/24/2024</p> <p>PROJECT NUMBER: 24-145</p> <p>PROJECT NAME: 22689 FARMWAY</p> <p>PROJECT ADDRESS: 22689 FARMWAY ROAD, SAN JOSE, CA 95131</p> <p>PROJECT CONTACT: JEFFREY</p> <p>PROJECT PHONE: (415) 253-6200</p> <p>PROJECT EMAIL: JEFFREY@VOLUNTARYDEVELOPMENT.COM</p> <p>PROJECT WEBSITE: WWW.VOLUNTARYDEVELOPMENT.COM</p>
--	--	--	--	--	--

**OPERATIONS PLAN:**

Contractor's Yard/Storage Building - The construction of the yard will begin immediately upon approval by the County. Operations will begin immediately upon conclusion of construction of driveway, gate, gravel surfaces and fencing. The construction of the size to be determined storage building is not yet known. A building permit shall be submitted with all necessary details. Hours of operation will be 7 days a week, 5am to 10pm daily. Noise levels will be minimal, as there will be no on-site construction, only storage. Any mechanical repairs will be within the storage building. Dust levels will be minimal as there will be gravel surface on the driveway and anywhere there is planned storage of vehicles and equipment. Air and water quality will be maintained, as there will be no storage of toxic materials, and, with no pavement, drainage will not be concentrated and will percolate naturally. Raw material delivery will be limited to gravel, sand or other natural products. There will be no major landscaping of the site, as the frontage is limited to the existing caretakers dwelling and the access drive. The surrounding properties are mostly agricultural land. There are no public amenities proposed and infrastructure will be limited to an electrical panel on the storage building and irrigation water from existing sources.

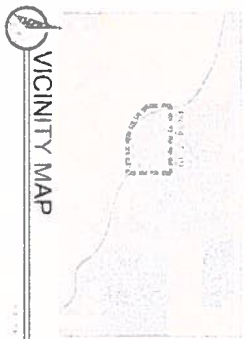


**LANDSCAPE LEGEND**

Symbol 1	Symbol 2	Symbol 3	Symbol 4
Symbol 5	Symbol 6	Symbol 7	Symbol 8

**CALLOUT LEGEND**

- Symbol 1: 1/2" x 30" STAINLESS STEEL W/FRAMING
- Symbol 2: 1/2" x 30" STAINLESS STEEL W/FRAMING



22589 FARMWAY ROAD  
 LOCATED IN THE SOUTHEAST 1/4  
 OF THE NORTHEAST 1/4 OF SECTION 8,  
 TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M.  
 CITY OF CAL PINE, CALIFORNIA COUNTY, CALIF.  
 JULY 2024

**VICINITY MAP**

**SITE IMPROVEMENTS PLAN**

**CONTRACTOR YARD**

**OPERATIONS PLAN**

**SOUTH BECK & BAIRD**

South Landscape Architecture P.C.  
 Dan South Beck & Sand Landscape Architecture P.C.

**PROJECT NUMBER**  
24-143

**DATE**  
2024

**PROJECT NUMBER**  
24-143

**DATE**  
2024

**PROJECT NUMBER**  
24-143

**DATE**  
2024



**Canyon County Development Services**

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

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

**Receipt Number:** 84795

**Date:** 3/5/2025

**Date Created:** 3/5/2025

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** SLN Planning, LLC

**Comments:** CR2025-0003

**Site Address:** 22689 FARMWAY RD, Caldwell ID 83607 / Parcel Number: 34604000 0

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2025-0003	\$1,400.00	\$0.00	\$0.00
Planning - Conditional Use Permit	CR2025-0003	\$950.00	\$0.00	\$0.00
<b>Sub Total:</b>		\$2,350.00		
<b>Sales Tax:</b>		\$0.00		
<b>Total Charges:</b>		\$2,350.00		

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	5096	\$2,350.00
<b>Total Payments:</b>		\$2,350.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00