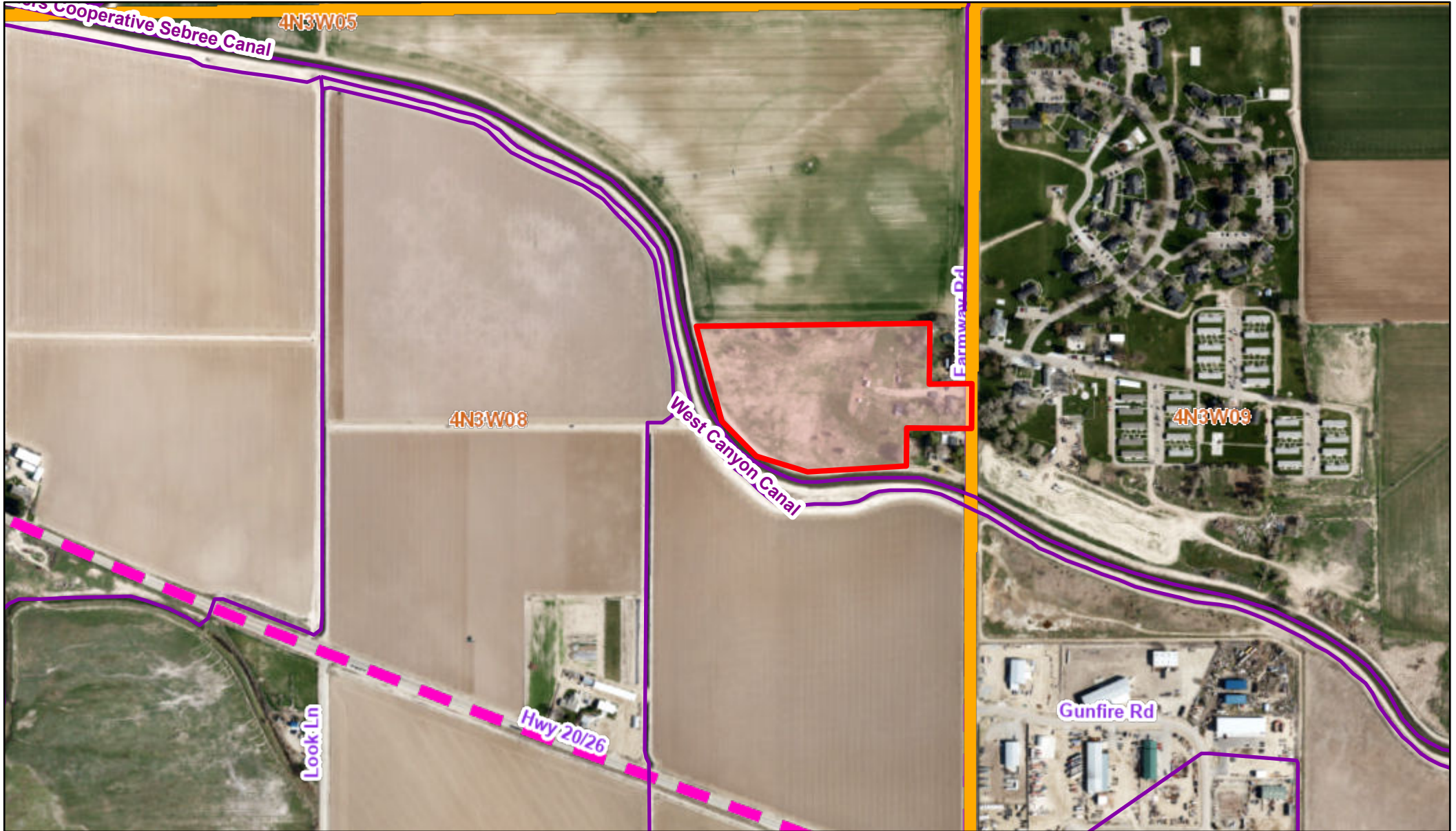
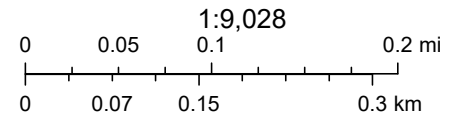


Canyon County, ID Web Map



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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

| | | |
|---|--|--------|
| PROPERTY OWNER | OWNER NAME: Mountain Companies, LLC | |
| | MAILING ADDRESS: P.O. Box 191285 Boise, Idaho 83719 | |
| | PHONE: 208-941-9103 | 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>Please see attached Affidavit of Legal Interest</u> Date: <u>9/24/24</u></p> | | |

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

| | | |
|------------------|---|--------------------------------------|
| SITE INFO | STREET ADDRESS: 22689 Farmway Road Caldwell, Idaho | |
| | PARCEL NUMBER: R34604000 0 | |
| | PARCEL SIZE: 11.96 acres | |
| | REQUESTED USE: Contractors Yard & Shop | |
| | FLOOD ZONE (YES/NO) No | ZONING DISTRICT: Agricultural |

FOR DSD STAFF COMPLETION ONLY:

| | |
|---|--|
| CASE NUMBER CR2025-0004 | DATE RECEIVED: 3/5/25 |
| RECEIVED BY: Josh Johnson / Madelyn Vander Veken | APPLICATION FEE: \$950 CK MO CC CASH |

*charged under
CR2025-0003*



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

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

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

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

STANDARDS

| SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1) |
|--|
| <p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements. |
| <p>Operation Plan to include:</p> <ul style="list-style-type: none"> - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure. |

| LETTER OF INTENT – CCZO Section 07-07-05 |
|---|
| State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping. |
| Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3)) |
| Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4)) |
| Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided. |
| Demonstrate legal access |
| Address potential impacts to existing or future traffic patterns. |
| Address potential impacts to essential services such as schools, irrigation facilities and emergency services. |
| If the use will create impacts, provide measures to mitigate impacts. |

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

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

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

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

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? _____

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 lats 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

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: _____

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. 11th 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.

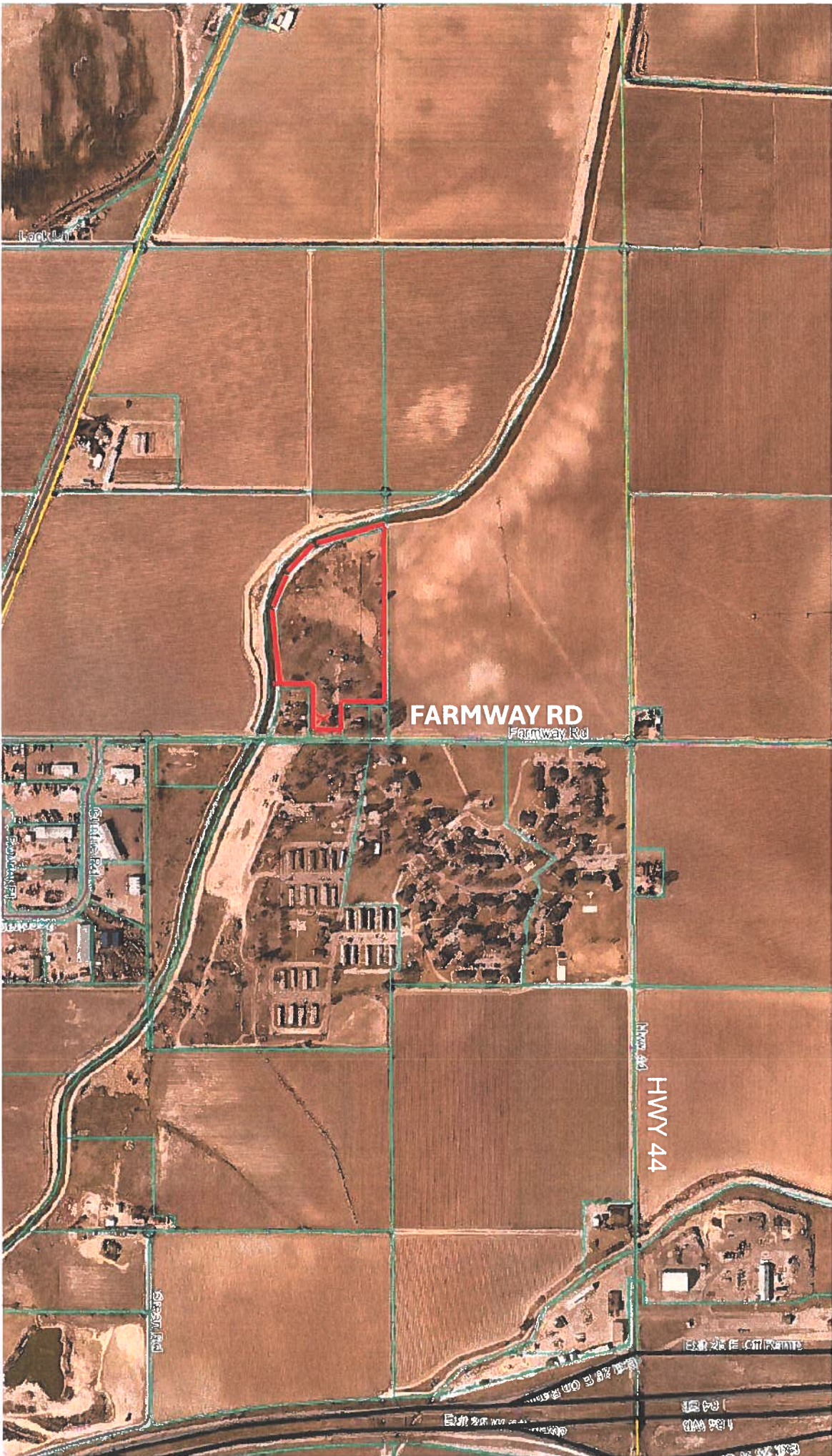
The proposed use will have minimal impact on the surrounding land uses and should not change the character of the immediate area. Adjacent agricultural uses and minimal residential uses will not be impacted by this low intensity use. The proposed use and rezone are consistent with the current Comprehensive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



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



NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (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.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

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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.

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/Rezzone 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: 208-794-3013 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>Mike Dittenber</u> | <u>[Signature]</u> | <u>70730 Farmway Rd.</u> |
| 2. <u>MS&MB Farms / Malchaire Farms</u> | <u>[Signature]</u> | <u>[Redacted]</u> |
| 3. <u>Jessie Rosin</u> | <u>[Signature]</u> | <u>839 E. Fairview, McCall, ID</u> |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
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|-----|
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NEIGHBORHOOD MEETING CERTIFICATION:

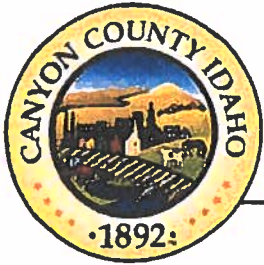
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Shawn L Nickel

APPLICANT/REPRESENTATIVE (Signature): 

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: Megan Bessan
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



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 30th day of April, 2024.

WARRANTY DEED
(continued)

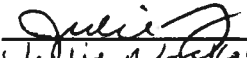


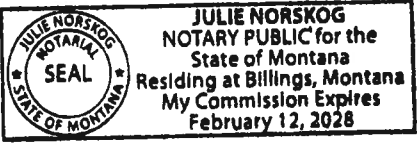
Chad Coles

Meaghan Coles

STATE OF Montana, COUNTY OF Stillwater, -ss.

On this 26th 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 29th 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)

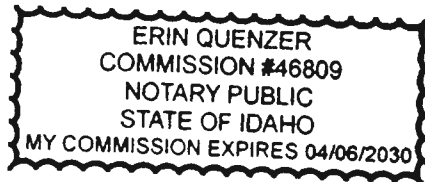


EXHIBIT "A"
Legal Description

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.

DRYLAND TURF SEEDING REQUIREMENTS

GENERAL NOTES:
 THIS REPORT OUTLINES RECOMMENDATIONS FOR TURF SEEDING AND SLOPE STABILIZATION MATERIALS FOR DRYLAND TURF SEEDING. THE SOILS WITHIN THE PROJECT LIMITS AS SHOWN ON THE MAPS ARE CLASSIFIED AS DRYLAND TURF SOILS. THE RECOMMENDATIONS ARE BASED ON THE ASSUMPTIONS THAT THE SOILS ARE CLASSIFIED AS DRYLAND TURF SOILS. THE RECOMMENDATIONS ARE BASED ON THE ASSUMPTIONS THAT THE SOILS ARE CLASSIFIED AS DRYLAND TURF SOILS. THE RECOMMENDATIONS ARE BASED ON THE ASSUMPTIONS THAT THE SOILS ARE CLASSIFIED AS DRYLAND TURF SOILS.

TURF SEEDING:
 THE RECOMMENDED TURF SEEDING RATE IS 1.0 LB PER 1000 SQ FT. THE RECOMMENDED TURF SEEDING RATE IS 1.0 LB PER 1000 SQ FT. THE RECOMMENDED TURF SEEDING RATE IS 1.0 LB PER 1000 SQ FT. THE RECOMMENDED TURF SEEDING RATE IS 1.0 LB PER 1000 SQ FT. THE RECOMMENDED TURF SEEDING RATE IS 1.0 LB PER 1000 SQ FT.

SOIL PREPARATION:
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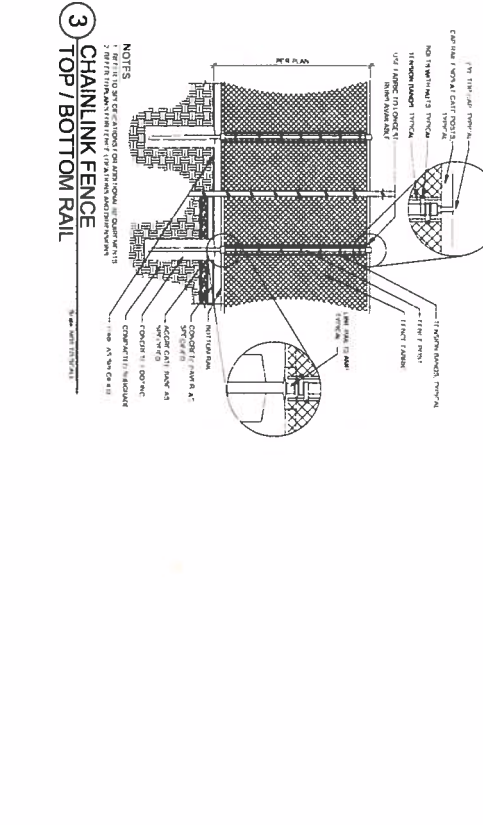
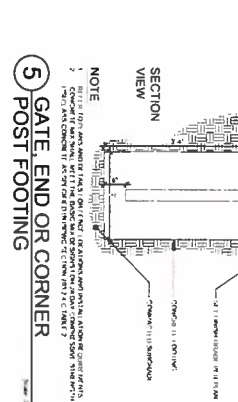
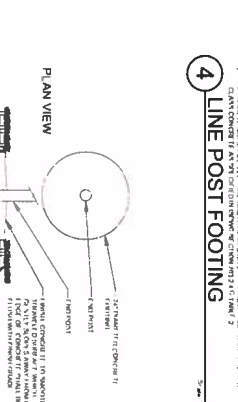
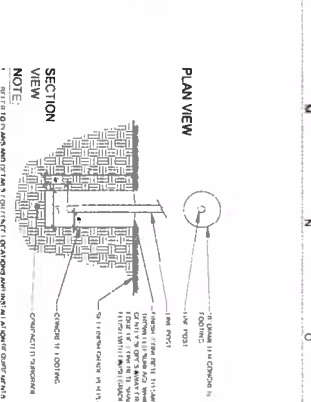
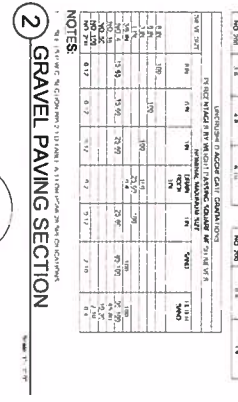
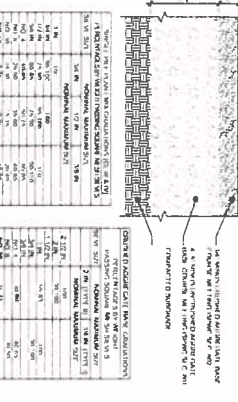
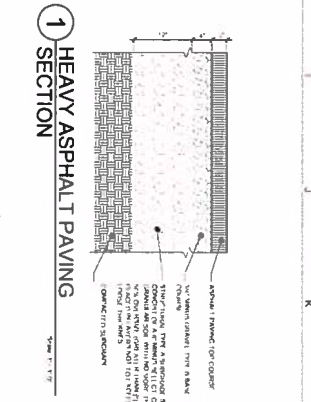
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WATER:
 THE CONTRACTOR SHALL PROVIDE SUFFICIENT WATER TO MAINTAIN PROPER MOISTURE IN THE SOIL. THE CONTRACTOR SHALL PROVIDE SUFFICIENT WATER TO MAINTAIN PROPER MOISTURE IN THE SOIL. THE CONTRACTOR SHALL PROVIDE SUFFICIENT WATER TO MAINTAIN PROPER MOISTURE IN THE SOIL. THE CONTRACTOR SHALL PROVIDE SUFFICIENT WATER TO MAINTAIN PROPER MOISTURE IN THE SOIL.

LANDSCAPE NOTES:
 ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT.

IRIGATION NOTES:
 ALL IRRIGATION SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

DISCLAIMER:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



NOTES AND DETAILS CONTRACTOR YARD

DATE: 07/20/24

PROJECT: CONTRACTOR YARD

SCALE: 1/4" = 1'-0"

12.0

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

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 |
| Sub Total: | | \$2,350.00 | | |
| Sales Tax: | | \$0.00 | | |
| Total Charges: | | \$2,350.00 | | |

PAYMENTS

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

ADJUSTMENTS

Receipt Balance: \$0.00