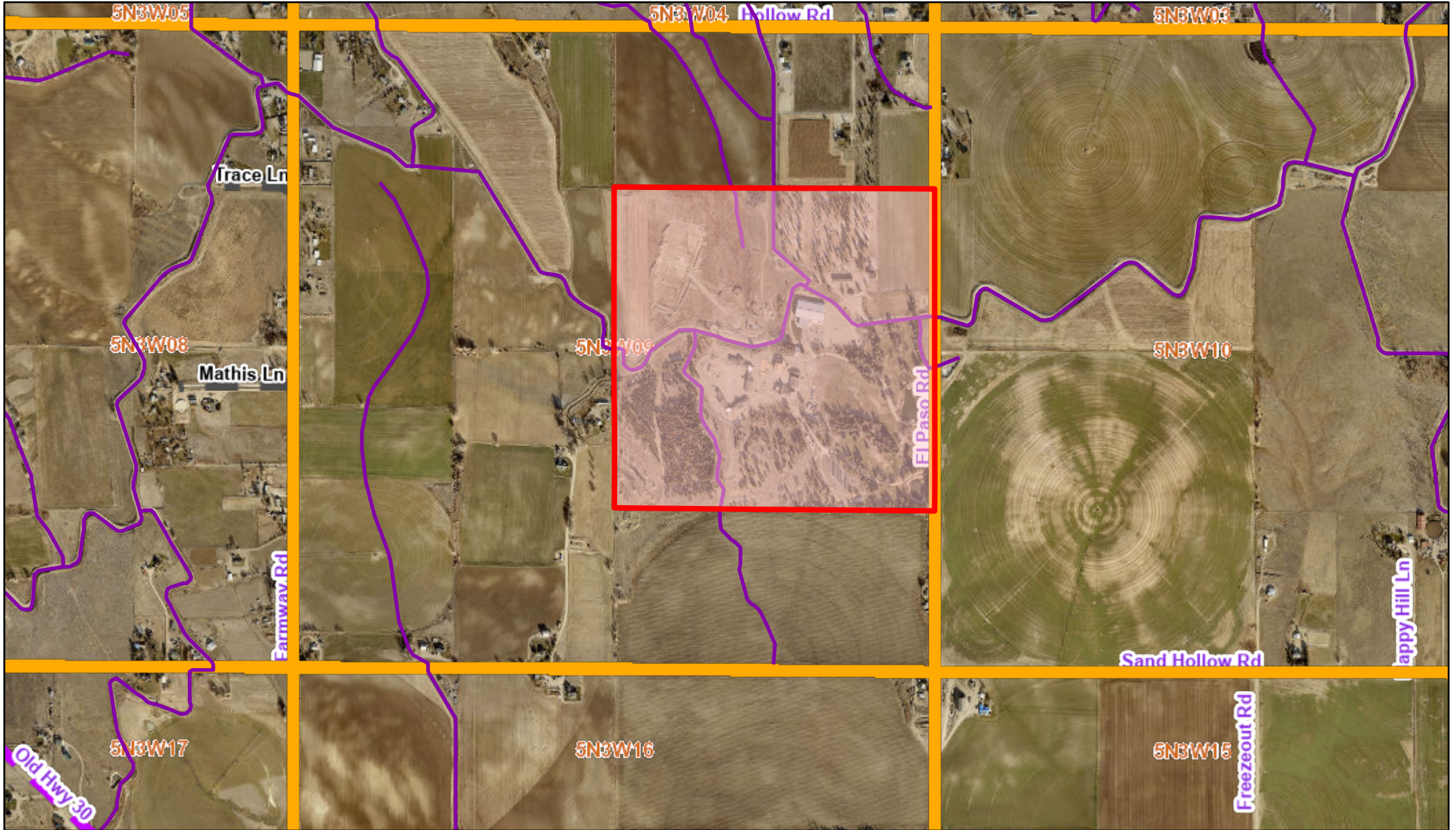










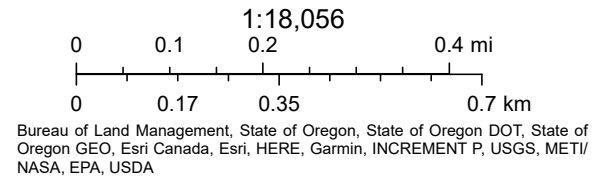


Canyon County, ID Web Map



3/4/2025, 4:44:19 PM

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





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>IDAHO YOUTH RANCH, INC.</u>
	MAILING ADDRESS: <u>5465 W. IRVING ST. BOISE, ID 83706</u>
<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>Scott Jenkins</i></u> Date: <u>2/21/2025</u></p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Matthew T. Adams</u>	
	COMPANY NAME: <u>The Land Group, Inc.</u>	
	MAILING ADDRESS: <u>462 E Shore Dr, STE 100, Eagle ID 83616</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>

SITE INFO	STREET ADDRESS: <u>28371 EL PASO RD, Caldwell</u>	
	PARCEL NUMBER: <u>R3778101100</u>	
	PARCEL SIZE: <u>159 acres</u>	
	REQUESTED USE: <u>Temporary Guest Housing</u>	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>Agriculture</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>PH2016-4-MOD</u> ^(C.M.P.)	DATE RECEIVED: <u>Feb. 21, 2025</u>
RECEIVED BY: <u>Arbay Mberwa</u>	APPLICATION FEE: <u>\$1000</u> CK MO CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

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

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

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



0005665531



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005665531

Date Filed: 4/2/2024 10:56:04 AM

Entity Name and Mailing Address:

Entity Name: IDAHO YOUTH RANCH, INC. (THE)
 The file number of this entity on the records of the Idaho Secretary of State is: 0000092642
 Address: 5465 W IRVING ST
 BOISE, ID 83706-1213

Entity Details:

Entity Status: Active-Good Standing
 This entity is organized under the laws of: IDAHO
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C26482

The registered agent on record is:

Registered Agent: Scott Curtis
 Registered Agent
 Physical Address
 5465 W IRVING ST
 BOISE, ID 83706
 Mailing Address
 5465 W IRVING ST
 BOISE, ID 83706-1213

Corporate Officers and Directors:

Name	Title	Business Address
Kim Thomas	Treasurer	5465 W IRVING ST BOISE, ID 83706
Leroy Custer	Director	5465 W IRVING ST BOISE, ID 83706
<input checked="" type="checkbox"/> Harry Amend	Director	5465 W IRVING ST BOISE, ID 83706
Jim Bratnober	Director	5465 W IRVING ST BOISE, ID 83706
Angie Harrison	Director	5465 W IRVING ST BOISE, ID 83706
Sheila Hennessey	Director	5465 W IRVING ST BOISE, ID 83706
Jim Johnston	Director	5465 W IRVING ST BOISE, ID 83706
Rick Rietmann	Director	5465 W IRVING ST BOISE, ID 83706
Brian Scott	Director	5465 W IRVING ST BOISE, ID 83706
Chris Taylor	Director	5465 W IRVING ST BOISE, ID 83706

B0896-3115 04/02/2024 10:56 AM Received by Office of the Idaho Secretary of State



Julie VanOrden	Director	5465 W IRVING ST BOISE, ID 83706
Scott Curtis	President	5465 W IRVING ST BOISE, ID 83706
Deanna Turner	Director	5465 W IRVING ST BOISE, ID 83706
Leanne Rousseau	Director	5465 W IRVING ST BOISE, ID 83706
Ivy Smith	Director	5465 W IRVING ST BOISE, ID 83706
LAURA SMITH	Director	5465 W IRVING ST BOISE, ID 83706
ELIZABETH BEEM	Director	5465 W IRVING ST BOISE, ID 83706
TRAVIS LEACH	Director	5465 W IRVING ST BOISE, ID 83706
+ Kristin Bjorkman	Director	5465 W IRVING ST BOISE, ID 83706
+ Alonzo Sanchez	Director	5465 W IRVING ST BOISE, ID 83706
+ Laura Simic	Director	5465 W IRVING ST BOISE, ID 83706
+ Bridgette Wewers	Director	5465 W IRVING ST BOISE, ID 83706
+ Bernadette DeVito	Secretary	5465 W IRVING ST BOISE, ID 83706

The annual report must be signed by an authorized signer of the entity.
 Job Title: Board Secretary

Bernadette DeVito 04/02/2024
 Sign Here Date



February 21, 2025

Canyon County Development Services Department
111 North 11th Avenue, #140
Caldwell, Idaho 83605

RE: Idaho Youth Ranch – Temporary Family Visitation Lodging: CUP Modification

Dear Development Services:

We are pleased to submit this CUP Modification application associated with the Idaho Youth Ranch, Hands of Promise Campus (Ranch).

The Idaho Youth Ranch (IYR) is a non-profit 501(c)(3) agency that offers emergency shelter, residential care, youth and family therapy, job readiness training, adoption services, and more throughout the State of Idaho. Since 1953, Idaho Youth Ranch has been a beacon of hope for struggling kids and families. Idaho Youth Ranch brings nearly 70 years of experience, masters-level clinicians, and the best counseling and therapeutic tools together to help Idaho's youth.

Completed and opened in 2023, The Idaho Youth Ranch Residential Center for Healing & Resilience is located in Canyon County on IYR's Hands of Promise Campus. The residential center provides residential therapeutic treatment for youth with mental health challenges. With 258 acres of streams, forests, fields and nature, the campus incorporates everything that makes Idaho great. Youth will have the privacy they need to heal while staying connected to their family and community. The campus offers dorm-style lodging with private bedrooms for each child. The Residential Center for Healing and Resilience is equipped with advanced security and round-the-clock staff to keep the children safe. The program also offers the Promise Academy, a state-accredited charter school on the Hands of Promise Campus. It offers six classrooms designed to meet the unique educational challenges of the youth living on campus.

Planning and design of the proposed improvements started in 2023 with our first neighborhood meeting held on May 30, 2024. Approximately fourteen neighbors attended and provided feedback on the proposed location near Hollow Road. The feedback from neighbors on this location was negative, specifically regarding traffic concerns and a lack of understanding of the Idaho Youth Ranch program. We held a second neighborhood meeting on June 20, 2024, to continue the conversation from May 30 and gather more feedback and information. At the June 20 meeting, we also offered a tour of the Ranch and provided detailed information on the programs that are provided. Feedback received at the May 30 meeting expressed concerns with traffic on Hollow Road.

The IYR then conducted a new study of possible locations for the project in a location more central to the property with access from El Paso Road. Upon selection of the location included in this application, a neighborhood meeting was held on February 6, 2025. The neighbors attended and were excited and encouraged by the information we presented and the new location. All neighbors in attendance expressed support for the project at the location included in this application. The IYR is proud of the

continued engagement effort with the neighbors and the positive outcome because of the honest and transparent communication.

Detailed Development Description:

The housing units are intended for use by visiting parents of the resident youth. Maintaining connection with family members, and participation in treatment by family members are critical components to the progress of the youth residing at the Residential Center for Healing and Resilience. When a parent visits, the child may stay in the housing unit under the supervision of the parent. The length of the stay could vary from one night to 3 nights on average. The units are each two bedroom and would support a maximum of 4 occupants. This application is for four housing units (two duplexes) totaling a maximum occupancy of 16 occupants. IYR employees will provide housekeeping services and site/yard maintenance services for the property and the units. The housing meets the following technical criteria:

Access:

The housing will have access from El Paso Road via the established driveway that provides access to the residential center and the riding arena. The driveway from El Paso Road is existing.

Potable Water:

The housing will be serviced by the existing campus potable water well system.

Sanitary Sewer:

The housing will be serviced by on-site septic either through an individual septic tank and drainfield or by integration into the existing LSAS. We are in communication with IDEQ and Southwest District Health to determine the specific requirements of the wastewater treatment system.

Landscape Irrigation:

Landscape irrigation will be pressurized from the existing irrigation system on the campus. This system takes delivery from Black Canyon Irrigation District.

Parking:

Parking will be provided on a paved asphalt surface. This will be a minor expansion of the existing riding arena parking lot.

Land Use & Housing Character:

There is no requested zoning change.

The homes will have a consistent character with existing campus buildings adjacent to this location on the campus. Access, parking, front and back yard character will be consistent with nearby Single-Family Housing, ensuring the project is an appropriate fit into the existing community and existing campus.

Amenities for the housing units will include an outdoor patio, lawn, and area for grilling.

The housing is NOT visible from any adjacent public roadway.

Agricultural Use:

The Project has been designed to have no impact on existing agricultural use on this parcel.

Phasing

The Project will develop in a single phase.

Conclusion:

This proposed project is good for the nearby community, Canyon County, the State of Idaho, and most importantly the Children and Families of Idaho. The need is great for the services provided by the Idaho Youth Ranch at this location, and this project will further build upon the great work being undertaken at The Idaho Youth Ranch Residential Center for Healing & Resilience.

The Idaho Youth Ranch has a goal. We assist youth in reaching a level of mental health where residential care is no longer necessary. Youth achieve this through the development of communication skills, emotional regulation, education, self-esteem, and trauma resolution.

We do this by helping our children:

- Begin the process of resolving trauma or emotional challenges.
- Discover effective ways to communicate their needs, emotions, and boundaries.
- Strengthen their education, building on existing knowledge and filling any gaps.
- Nurture their natural strengths and aptitudes to boost self-esteem.
- Develop a positive sense of self-worth and hopefulness about the future.
- Strengthen the internal family dynamics for a stronger, more cohesive family unit.

This important work relies on many factors, with family involvement being a critical component. This proposed housing will further our ability to achieve this goal while maintaining the beautiful, rural character of the area.

We appreciate the opportunity to formally present this application to Canyon County Development Services. As you complete your review, please let us know if we can provide any additional information to clarify the project's vision. We can be reached at [REDACTED] or at [REDACTED]

Sincerely,

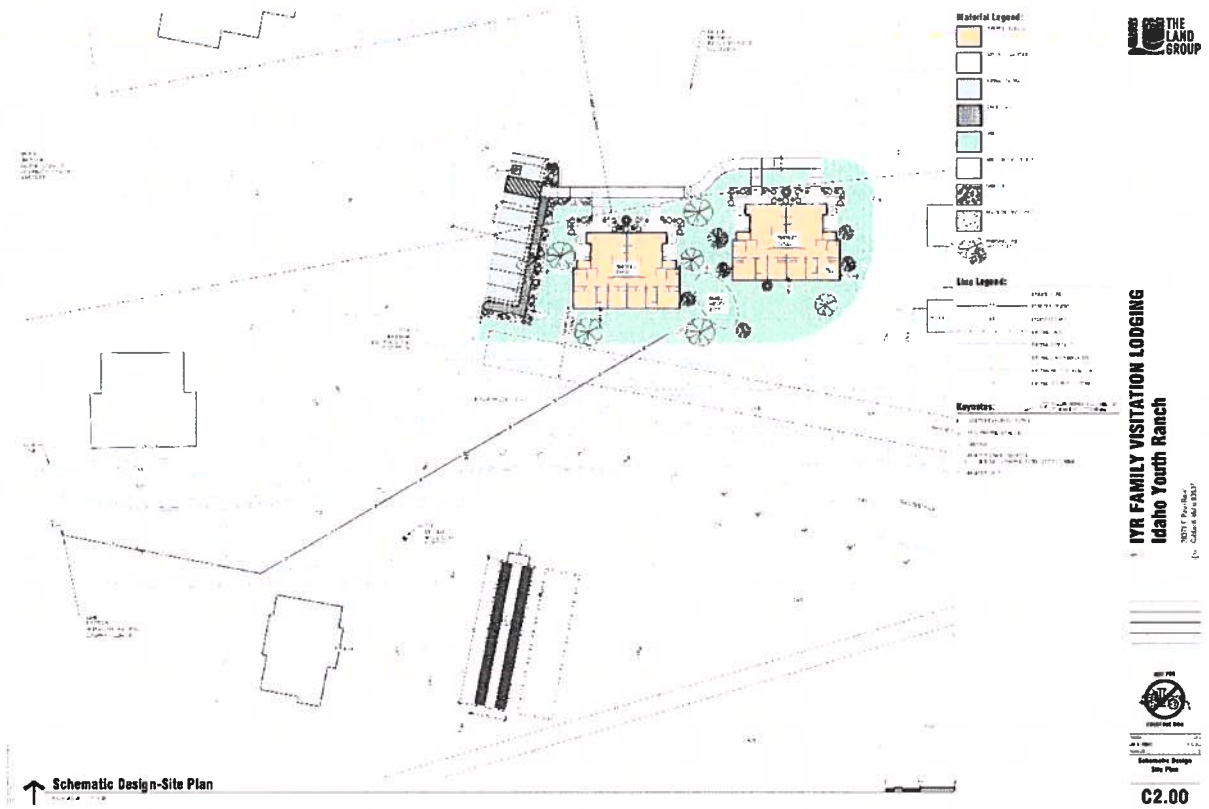


Matthew T. Adams
The Land Group, Inc.

Context Map



Conceptual Layout Plan



Conceptual Rendering



Operation Plan

This project is a critical component of Idaho Youth Ranch's (IYR's) recently opened Residential Center for Healing and Resilience (RCH&R), located on IYR's larger Hands of Promise Campus off El Paso Rd. The RCH&R provides residential mental health treatment for Idaho youth. This type of care was previously unavailable in Idaho, causing Idaho youth to be sent to states as far away as Georgia to receive the care they need. The resulting separation was a hardship for these families and caused additional trauma to the youth. Research has demonstrated that family visitation helps youth cope with their problems and involvement of the family in the treatment provided to these youth will increase the likelihood of successful treatment outcomes. IYR was able to raise the money to construct the RCH&R because the message of "Bring Idaho's Kids Home" resonated with donors. This project further realizes that goal by providing safe, comfortable, and convenient temporary lodging for families while they visit their youth at the RCH&R and participate in treatment.

Families utilizing the temporary lodging will typically have traveled from areas of the state far from the Treasure Valley. The typical stay will be 1-2 days and nights in duration, while the family visits with their youth in residence at the RCH&R and participates in required family therapy. Depending on the youth's progress in treatment, the youth may stay with the family during their stay in the temporary lodging. Scheduling, as well as daily cleaning, linen exchange, maintenance, etc., will be provided by IYR staff. IYR does not plan to charge for use of the temporary lodging facilities. The temporary lodging will be supported by a domestic septic system and well.

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: CONNECTING TO EXISTING SYSTEM ON SITE
 How many Individual Domestic Wells are proposed? _____

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

3. **IRRIGATION WATER PROVIDED VIA:**
 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: _____ Height: _____

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 1 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: EXISTING FIRE HYDRANT ON SITE

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Temporary lodging for visiting parents

2. DAYS AND HOURS OF OPERATION:

- Monday 12:00am to 11:59pm
 Tuesday 12:00am to 11:59pm
 Wednesday 12:00am to 11:59pm
 Thursday 12:00am to 11:59pm
 Friday 12:00am to 11:59pm
 Saturday 12:00am to 11:59pm
 Sunday 12:00am to 11:59pm

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ Existing facility employees will provide custodial services No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 8

Is there is a loading or unloading area? NO

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____



January 24, 2024

Dear Neighbor:

We are currently assembling a conditional use permit modification (CUP Mod) application on behalf of the Idaho Youth Ranch (IYR), which will be submitted to Canyon County for a temporary family visitation lodging project. This proposed project will be located at the Hands of Promise Campus at 28371 El Paso Rd, Caldwell, ID 83607. The property is highlighted in blue on the aerial map on page 2 of this letter, with a red X showing the project location and a blue X showing the meeting location. A conceptual layout plan of the proposed project is also included for your reference on page 3 of this letter.

This project was previously considered at a location on Hollow Road with neighborhood meetings held in 2024. No application was submitted for a project at that location. Because of feedback received from neighbors, the project is now proposed adjacent to the existing Ranch Campus Equine Center at the interior of the Ranch Campus.

This project is a critical component of the IYR's recently opened Residential Center for Healing and Resilience (RCH&R), located on IYR's larger Hands of Promise Campus off El Paso Rd. The RCH&R provides residential mental health treatment for youth. This type of care was previously unavailable in Idaho, causing Idaho youth to be sent to states as far away as Georgia to receive the care they need. The resulting separation was a hardship for these families and caused additional trauma to the youth. Research has demonstrated that family visitation helps youth cope with their problems and involvement of the family in the treatment provided to these youth will increase the likelihood of successful treatment outcomes. IYR was able to raise the money to construct the RCH&R because the message of "Bring Idaho's Kids Home" resonated with donors. This project further realizes that goal by providing safe, comfortable temporary lodging for families while they visit their youth at the RCH&R and participate in treatment. Parents who utilize the Family Visitation Lodging will generally visit for one to three nights.

You are invited to attend an informational neighborhood open house meeting to discuss this application. This is not a public hearing, and public officials will not be present.

Meeting Date, Time, and Location:

Thursday, February 6th, 2025, 6:00pm to 7:00pm, at 28371 El Paso Rd, Caldwell, ID 83607.

We look forward to your participation and support. If you have any questions, feel free to contact me at [REDACTED] or [REDACTED]. Sincerely,

Matthew T. Adams

Principal Landscape Architect, The Land Group, Inc.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 28371 EL PASO RD		Parcel Number: R3778101100	
City: Caldwell		State: ID	ZIP Code: 83607
Notices Mailed Date: 1/24/2025		Number of Acres: 159	Current Zoning: Ag
Description of the Request: CUP Mod for visiting family housing			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Matthew Adams			
Company Name: The Land Group, Inc.			
Current address: 462 E Shore Dr, STE 100			
City: Eagle		State: ID	ZIP Code: 83616
Phone:		Cell:	Fax:
Email:			

MEETING INFORMATION

DATE OF MEETING: 2/9/2025	MEETING LOCATION: 28371 El Paso Rd, Caldwell, ID 83607
MEETING START TIME: 6 pm	MEETING END TIME: 7 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.	See Sign in Sheet Attached Below	
6.		
7.		
8.		
9.		

10.
11.

12.	See Sign in Sheet Attached Below
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):

Matthew T. Adams

APPLICANT/REPRESENTATIVE (Signature): 

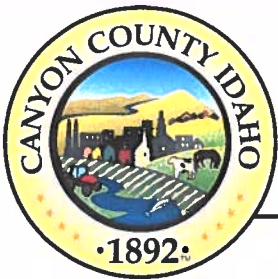
DATE: 2 / 6 / 2025



NEIGHBORHOOD MEETING ATTENDANCE RECORD
 Project: Idaho Youth Ranch – Visiting Family Housing
 2/6/2025, 6-7 pm @ Project Location / 28371 El Paso Rd, Caldwell, ID 83607

Print Name	Address	Email/Phone
Matthew Adams	462 E. Shore Drive, Ste 100 Eagle, ID 83616	
Alison Lark	462 E. Shore Drive, Ste 100 Eagle, ID 83616	
Rock Aus	14R 5965 W. IRVING ST. Boise, ID 83706	
DENNIS GALLAGHER	14R 20371 EL PASO ROAD CALDWELL ID 83607	
KATRINA KULM	310 N 5TH ST BOISE, ID 83702	
Nick Gulvo	391 W. STATE ST SUITE G EAGLE ID 83614	
NATE TURNER	3915 W. MINERS FRENCH BOISE, ID 83714	
Joe Felli	13608 Sand Hollow Rd 5465 W. IRVING ST BOISE, ID 83606	
Scott Curtis	15348 Hollow Rd Caldwell, ID 83607	
Angel Salazar Jr.	14R 28371 EL PASO RD CALDWELL ID 83607	
Deborah Imbrogno	15673 Hollow Rd Caldwell ID 83607	
Ericicson, Angela & Leif		

h.org
 own



AGENCY ACKNOWLEDGMENT

Date: January 14, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 01/14/2025

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: _____

Signed: _____

District: _____

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

Highway District:

Applicant submitted/met for official review.

Date: _____

Signed: _____

District: _____

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

Irrigation District:

Applicant submitted/met for official review.

Date: _____

Signed: _____

District: _____

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

Area of City Impact:

Applicant submitted/met for official review.

Date: _____

Signed: _____

City: _____

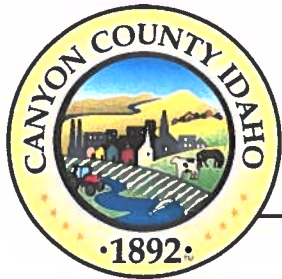
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____

Signed: _____

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: January 31, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: Middleton Rural Fire District

Applicant submitted/met for official review.

Date: 2/7/2025 Signed: _____


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

Highway District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff




MIDDLETON RURAL FIRE DISTRICT

Office of the Fire Marshal

Date: February 7, 2025

To: The Land Group, Inc.

From: Victor Islas, Deputy Chief  Middleton Rural Fire District
Victor Islas, Deputy Chief

Subject: Fire District Comments

Project: Canyon County Conditional Use Permit Modification
File/Case Number: TBD

The Middleton Rural Fire District has assessed the documents provided by The Land Group, Inc on behalf of the Idaho Youth Ranch Campus of Hope via email on January 31, 2025.

The Applicant is requesting approval of a Conditional Use Permit Modification for the property located at 28371 El Paso Rd., Caldwell, ID (R37781011) The modification will allow for 2 proposed duplexes for families to temporarily use when visiting their children.

The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is approximately 9.9 miles from the property, with an estimated travel time of 15 minutes under optimal driving conditions.

Future response coverage will be provided by Middleton Rural Fire District Station 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once operational Station 54 is 3.0 miles with an estimated travel time of 5 minutes under ideal driving conditions to the property.

The district does not oppose the application, contingent on adherence to the following code, AHJ requirements and approval conditions:

1. Codes:
 - 1.1. This property shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by Canyon County, Idaho.
2. Fire Department Access:
 - 2.1. The property must maintain proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
 - 2.1.1. All access roads within the area shall be shown on site plans.
3. Water Supply:
 - 3.1. Water supply requirements for firefighter operations will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
 - 3.1.1. All hydrants within the area shall be shown on site plans.



MIDDLETON RURAL FIRE DISTRICT

Office of the Fire Marshal

4. Building Identification:

4.1. The Fire District requests that the addressing for the buildings added to the campus use the same address and are given building letters I & J.

5. Additional Comments:

5.1. Construction of any structures on this site will require Fire District review, permitting and inspection at the discretion of the Fire Marshal.

5.1.1. Permit portal: www.midstarfirepermits.org

5.2. It shall be the applicant's responsibility to provide Canyon County DSD with a copy of this review.

5.3. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



AGENCY ACKNOWLEDGMENT

Date: January 14, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: HIGHWAY DISTRICT NO. 4

Applicant submitted/met for official review.

Date: 1/31/25 Signed: _____

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

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: February 13, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: 2-13-25 Signed: _____

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

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



TitleOne

a title & escrow co.

PROPERTY INFORMATION

Date: 2/7/2025

Ownership: Idaho Youth Ranch Inc

Property Address: 28371 El Paso Road, Caldwell, ID 83607

Parcel Number: R3778101100

Brief Legal: 09-5N-3W NE TX 16068 IN NE & SE

Warmest Regards,

The Property Research Team at TitleOne

CSERVICE@TITLEONECORP.COM

WWW.TITLEONECORP.COM

Disclaimer

Any property information contained in this report is deemed reliable, but is not guaranteed, and subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Canyon County Property Profile Information



Parcel ID: R3778101100
Alt Parcel ID: 05N03W097210
Property Addr: 28371 El Paso Rd
Caldwell ID 83607 - 7521



Owner Information

Name: Idaho Youth Ranch Inc
Address: 5465 W Irving St
Boise ID 83706 - 1213

Assessor Information

Legal Description: 09-5N-3W NE TX 16068 IN NE & SE
Twn/Range/Section: 05N / 03W / 09 / NE
Acres: 159.66 (6,954,790 SqFt)
Irrigation Dist: Black Canyon Irrigation District
School District: Middleton
Instrument #: 2016010453
Subdivision:
Plat Instr. #:
Lot:
Block:
Recreation:

Assessed Values

Land Value: \$1,269,790.00
Improvement Value: \$1,717,900.00
Total Value: \$2,987,690.00 (2024)

Treasurer Information

Year: 2024 Tax: \$2,115.46
Year: 2023 Tax: \$2,261.30
Year: 2022 Tax: \$2,207.84
Levy Year: 2024
Levy Code: 032-00
Levy Rate: 0.0043

Assessor Land Categories

Use Code	Description	Value
01	01 Irr Ag	\$40,510.00
18	18 Rural other	\$438,240.00
81	81 Exempt Improvements	\$201,800.00
81L	81L-Exempt Land	\$360,000.00
81	81 Exempt Improvements	\$516,500.00
81L	81L-Exempt Land	\$431,040.00
81	81 Exempt Improvements	\$902,400.00
19	19 Public ROW / Waste	\$0.00
81	81 Exempt Improvements	\$68,000.00
40	40 Impr on cat 18	\$3,600.00
81	81 Exempt Improvements	\$15,000.00
40	40 Impr on cat 18	\$5,300.00
81	81 Exempt Improvements	\$3,300.00
40	40 Impr on cat 18	\$2,000.00

Residential Characteristics

Main Floor SqFt:	Second Floor SqFt:	Half Baths:	Bedrooms:
Lower Floor SqFt:	Year Built:	Full Baths:	Carport SqFt:
Upper Floor SqFt:	Garage Area: 1,800	Decks:	AC:
Attic SqFt:	Attic Finished SqFt:	Deck SqFt:	
Bsmt SqFt:	Bsmt Finished SqFt:	Porches:	
Total SqFt:		Porch SqFt:	

Transfer Information

Loan Date: 03/21/2016

Loan Amt:

Doc Num: 10453

Doc Type: Quit Claim Deed
(non-arm's
length)

Loan Type:

Finance Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

2016-010453

RECORDED

03/21/2016 03:30 PM



00221019201600104530020029

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 BJBROWN

\$13.00

DEED

THE LAND GROUP

Quitclaim Deed

For value received, Idaho Youth Ranch, Inc., an Idaho Corporation,

Does hereby convey, release, remise, and forever quit claim unto

Idaho Youth Ranch, Inc., an Idaho Corporation,

whose current address is 5465 W. Irvint Street, Boise, Idaho 83706,

the following described premises:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date:

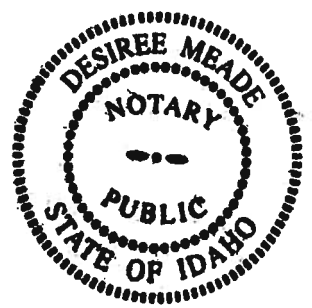
Idaho Youth Ranch, Inc., an Idaho Corporation

By: [Signature]
Rick Alis, President & COO

State of Idaho, County of Ada, ss.

On this 16 day of March in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Rick Alis known or identified to me to be the President & COO, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature] Notary Public
Residing at: Boise, Idaho
My Commission Expires: 8/19
(seal)





THE LAND GROUP, INC.

February 28, 2016
Project No. 115050

Exhibit "A"

IDAHO YOUTH RANCH
PARCEL 1 DESCRIPTION

A parcel of land located in the East One Half of Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

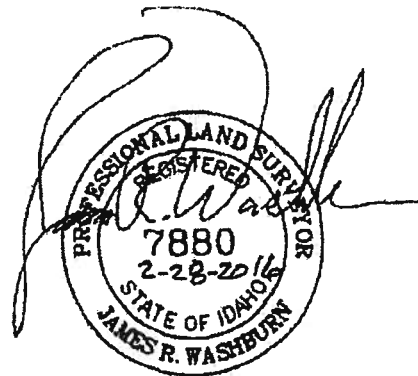
Commencing at the Section Corner common to Sections 3, 4, 9 and 10 of said Township 5 North, Range 3 West; Thence South 00°40'07" West, a distance of 1322.25 feet on the East line of said Section 9 to the North 1/16th Section Corner common to said Sections 9 and 10, said point being the POINT OF BEGINNING;

- Thence South 00°39'53" West, a distance of 1321.09 feet on the East line of said Section 9 to the East One Quarter Section Corner of said Section 9;
- Thence South 00°36'23" West, a distance of 1321.10 feet on the East line of said Section 9 to the South 1/16th Section Corner common to said Sections 9 and 10;
- Thence North 88°48'45" West, a distance of 1318.59 feet on the East-West 1/16th Section line of the SE 1/4 of said Section 9 to the South East 1/16th Section Corner of said Section 9;
- Thence North 88°47'48" West, a distance of 1318.47 feet on said 1/16th Section Line to the Center South 1/16th Section Corner of said Section 9;
- Thence North 00°37'29" East, a distance of 1308.44 feet on the North-South Mid-Section Line of said Section 9 to the Center One Quarter Corner of said Section 9;
- Thence North 00°36'35" East, a distance of 1323.60 feet on said North-South Mid-Section Line to the Center North 1/16th Section Corner of said Section 9;
- Thence South 88°56'51" East, a distance of 1317.84 feet on the East-West 1/16th Section Line of the NE 1/4 of said Section 9 to the North East 1/16th Section Corner of said Section 9;
- Thence South 89°06'11" East, a distance of 1319.99 feet on the East-West 1/16th Section Line of the NE 1/4 of said Section 9 to the point of beginning.

The above described parcel contains 159.59 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





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

AFFIDAVIT OF LEGAL INTEREST

I, Scott Curtis (name), 5465 W. Irving St. (address)
Boise (city), ID (state) 83706 (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

The Land Group, Inc. (name), 462 E Shore Dr, STE 100 Eagle, ID 83616 (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 21st day of FEBRUARY, 20 25.

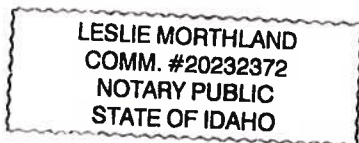
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 21st day of February, in the year 20 25, before me Leslie Morthland, a notary public, personally appeared Scott Curtis, 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: 5/30/2029

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: 84787

Date: 3/4/2025

Date Created: 3/4/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Idaho Youth Ranch, Inc.

Comments: PH2016-4-MOD - Modification of existing CUP

Site Address: 28371 EL PASO RD, Caldwell ID / Parcel Number: 37781011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP) - Modification	PH2016-4-MOD	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	149815	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00