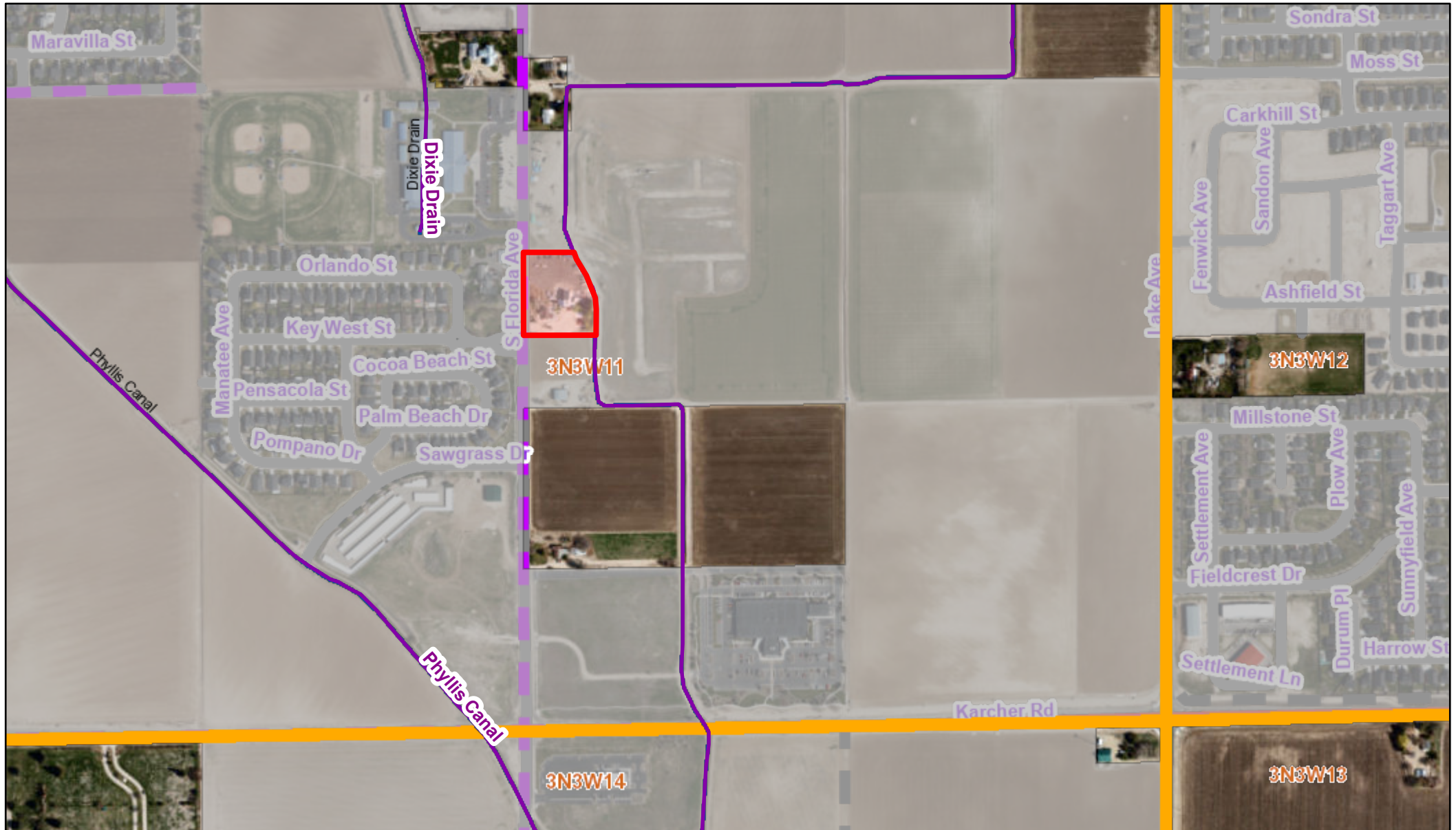
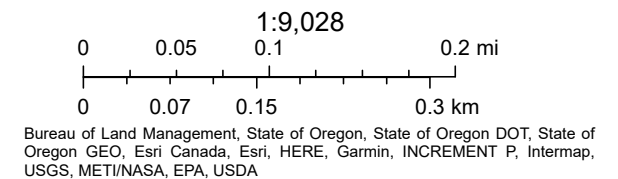
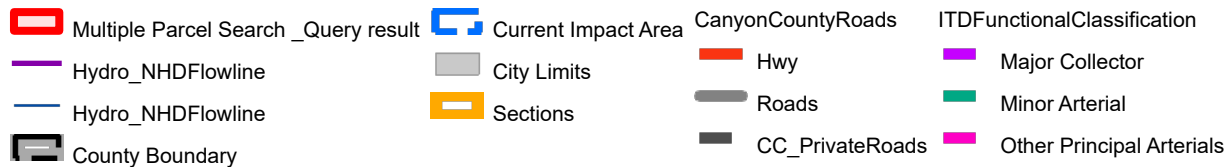


# Canyon County, ID Web Map



2/7/2024, 8:25:47 AM





**CONDITIONAL USE PERMIT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Cesar and Kathy Collazo</u>	
	MAILING ADDRESS: <u>52 N. Firestone Way, Nampa, ID 83651</u>	
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>
<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>Kathy Collazo</u> Date: <u>Feb 02 2024</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <u>116316 S Florida Ave. Caldwell, ID 83607</u>	
	PARCEL NUMBER: <u>R32740</u>	
	PARCEL SIZE: <u>2.15 acres</u>	
	REQUESTED USE: <u>Staging area</u>	
	FLOOD ZONE (YES/NO): <u>NO</u>	ZONING DISTRICT: <u>AG</u>

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER: <u>CU 2024-0005</u>	DATE RECEIVED: <u>2-6-24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$950</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> 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)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property		
<b>Fee: \$950.00</b>		
<b>\$600.00 (CUP Modification)</b>		
**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.

CORNERSTONE CONCRETE SERVICES, LLC.  
52 N. FIRESTONE WAY, NAMPA, ID 83651

Cornerstone Concrete Services, LLC.

## Letter of Intent for Conditional Use Application

February 2, 2024

Attn Canyon County Development Services Department

This letter is to express the intent of our application for Conditional Use at 16316 S. Florida Ave. Caldwell, ID 83607 at Legal description: (11-3N-3W SE TX 2 IN NWSE).

The property is known as a zone A (Agriculture). Our intent for this property in relation to our business is to remain Agriculture with permitted use through a conditional use permit to use a portion of the (2.15 acres) land as a staging area code (07-14-15) for our business vehicle and machine equipment parking only.

It is important to specify that this property will not be used to operate our business. All work shall be conducted off site. Business vehicles shall be operable and parked on site, not on public or private road. Employees (number of employees 6) will visit the premises for the purpose of picking up equipment and or materials to be used elsewhere, including trucks offloading or transferring equipment and or materials to other vehicles. Employees may meet on the premises to share rides to and from job sites. The property will always have two porta potties on site for employee use. Employee vehicles may be parked on site and not on a public or private road. Hours of operation shall be from 7:00am-5:00pm. The access in and out of the property will be from the main road on Florida Ave to access in and out of the property. We do not foresee potential impacts to existing or future traffic patterns as well we do not foresee any potential impacts to essential services such as schools, irrigation facilities and emergency services.

Utilities such as water, sewer, irrigation, drainage and stormwater drainage will not be applicable.

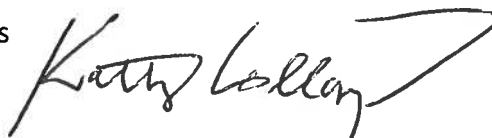
Thank you for considering our application. Please contact us with questions or concerns regarding this request.

Sincerely,

Cesar and Kathy Collazo, Business Owners  
Cornerstone Concrete Services, LLC.

[Redacted]

[Redacted]







Porta Potties (out of site)

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☒ How many Individual Domestic Wells are proposed? 1

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: N/A Height: \_\_\_\_\_

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

☐ Other: N/A

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

N/A

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

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

### 2. FIRE SUPPRESSION:

- ☐ Water supply source: \_\_\_\_\_

### 3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: Staging area

### 2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7:00 AM to 5:00 PM  
☒ Tuesday 7:00 AM to 5:00 PM  
☒ Wednesday 7:00 AM to 5:00 PM  
☒ Thursday 7:00 AM to 5:00 PM  
☒ Friday 7:00 AM to 5:00 PM  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

### 3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 6 or less ☐ 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? 25

Is there is a loading or unloading area? yes

### ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 5

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building    ☐ Kennel    ☒ Individual Housing    ☐ Other \_\_\_\_\_

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☒ Other: city landfill



## **NEIGHBORHOOD MEETING SIGN-UP**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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: 16316 S. Florida Ave	Parcel Number: R32740	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 1/02/2024	Number of Acres:	Current Zoning:
Description of the Request: Permission to use as "Staging area"		

#### **APPLICANT / REPRESENTATIVE INFORMATION**

Contact Name: Cesar and Kathy Collazo		
Company Name: Cornerstone Concrete Services, LLC.		
Current address: 52 N. Firestone Way		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [REDACTED]	Cell: "	Fax: N/A
Email: [REDACTED]		

#### **MEETING INFORMATION**

DATE OF MEETING: 1/23/2024	MEETING LOCATION: at the property	
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00pm	
ATTENDEES: 0		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. No one showed up.		
2.		
3.		
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):

Kathy Collazo

APPLICANT/REPRESENTATIVE (Signature): Kathy Collazo

DATE: 1 / 29 / 2024

Notice of Neighborhood Meeting  
Conditional use permit  
Pre-application requirement for a Public Hearing

January 3, 2024

Dear neighbor,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors.

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The neighborhood meeting details are as follows:

Meeting Date: January 23, 2024

Meeting Time: 6:00 pm – 7:00 pm

Meeting Location: 16316 S. Florida Ave. Caldwell, ID 83605

Project summary below:

07-14-29: Staging area:

1. All work will be conducted off site.
2. Business vehicles shall be operable and parked on site, not on a public or private road.
3. Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and or materials to other vehicles.
4. Employees may meet on the premises to share rides to and from job sites.
5. Employees’ vehicles shall be parked on site and not on public or private road.

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call the Canyon County Development Department Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration currently. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at [cornerstone4concrete@gmail.com](mailto:cornerstone4concrete@gmail.com)

Sincerely,

Cesar and Kathy Collazo/Property Owners  
16316 S. Florida Ave.  
Caldwell, ID 83605





## AGENCY ACKNOWLEDGMENT

Date: NOV. 29. 2023

Applicant: Cesar and Kathy Collazo

Parcel Number: R32740

Site Address: 16316 S. Florida ave.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☒ Applicant submitted/met for informal review.

Date: 12/08/23 Signed: \_\_\_\_\_

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

#### **Fire District:**

District: \_\_\_\_\_

☒ Applicant submitted/met for informal review.

Date: 12/4/23 Signed: \_\_\_\_\_

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

#### **Highway District:**

District: CFD

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### **Area of City Impact**

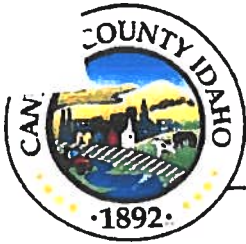
City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 12/4/23 Signed: \_\_\_\_\_

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

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



## AGENCY ACKNOWLEDGMENT

Date: NOV. 29, 2023  
Applicant: Cesar and Kathy Collazo  
Parcel Number: R32740  
Site Address: 16316 S. Florida ave.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☒ Applicant submitted/met for informal review.

Date: 12/1/23 Signed: [Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: CFD

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: Pioneer Irrigation Dist.

☐ Applicant submitted/met for informal review.

Date: 12/12/23 Signed: [Signature]  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

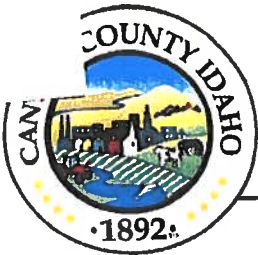
#### **Area of City Impact**

City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 12/4/23 Signed: [Signature]  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

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



## AGENCY ACKNOWLEDGMENT

Date: NOV. 29, 2023

Applicant: Cesar and Kathy Collazo

Parcel Number: R32740

Site Address: 16316 S. Florida ave.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### **Fire District:**

District: \_\_\_\_\_

☒ Applicant submitted/met for informal review.

Date: 12/4/23

Signed: \_\_\_\_\_

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

#### **Highway District:**

District: CFD

☒ Applicant submitted/met for informal review.

Date: 12/7/23

Signed: \_\_\_\_\_

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

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### **Area of City Impact**

City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 12/4/23

Signed: \_\_\_\_\_

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

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



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

**TELEPHONE 208.454.8135**  
**FAX 208.454.2008**

## **Pre-Development Meeting Minutes**

**Project Name:** Florida Avenue-Cornerstone Concrete-Conditional Use Permit (Staging Area)

**Project Owner/Representative:** Kathy Collazo

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Project Location:** R32740

**Jurisdiction:** Caldwell City maintains Florida

### **Public Roads**

<b>Name</b>	<b>Classification</b>	<b>Exist. R/W</b>	<b>Ultimate R/W</b>	<b>Notes</b>
South Florida Avenue	Collector Road	West half approx. 40' from 1/4-section line	70'	

### **Access:**

Approach is 95' north of subdivision approach, Key West. Offset results in conflicting left turns. Using approach for the increased trips of the staging area is ill advised. Applicant should consider removing and relocating their approach 200' north of the subdivision approach.

### **Improvement Requirements:**

Property is within 1 mile of Caldwell City Limits. HD4 will apply Caldwell City standards.

- Improving Florida Avenue consistent with half of Caldwell collector road may be required.
- Right-of-way dedication consistent with half of a Caldwell collector road may be required.

At time of application please provide amount of employees and vehicles using the site to allow review of further traffic mitigation.

### **Other Comments:**

**Applicant is advised to talk to Caldwell City regarding access location, ROW dedication, and improvements.** This segment of Florida Avenue is maintained by Caldwell City. Comments made by HD4 will be made based on Caldwell City code.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.





Order Number: 22443890

<b>2022-007888</b>	
RECORDED	
<b>02/11/2022 11:06 AM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 TYOUREN	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

## Warranty Deed

For value received,

**Lanora F. Kelly and Patrick T. Kelly, wife and husband**

the grantor, does hereby grant, bargain, sell, and convey unto

 **Cornerstone Concrete Services, LLC, an Idaho limited liability company**

whose current address is 52 N. Firestone Way Nampa, ID 83651

the grantee, the following described premises, in Canyon County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 22443890

Warranty Deed - Page 1 of 3




Order Number: 22443890

## **Warranty Deed**

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**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

That part of the Northwest quarter of the Southeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at the Southwest corner of the said Northwest quarter of the Southeast quarter; thence North along the West line thereof, 300 feet to the Real Point of Beginning; thence running at right angles in an Easterly direction, a distance of 300 feet, more or less, to the centerline of the right of way of a lateral of the Pioneer Irrigation District; thence

Northerly following the centerline of said right of way a distance of 350 feet; thence in a Westerly direction 209 feet, more or less, to a point in the West line of said Northwest quarter of the Southeast quarter, which is 341 feet North of the real point of beginning; thence

South along said West line, 341 feet to the Real Point of Beginning.

**Canyon County Development Services**

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

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

**Receipt Number:** 81737

**Date:** 2/6/2024

**Date Created:** 2/6/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Cornerstone Concrete Services, LLC

**Comments:**

**Site Address:** 16316 S FLORIDA AVE, Caldwell ID / Parcel Number: 32740000 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2024-0005	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	721	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** Jalmeida



# Neighborhood Notification Map

Parcel No. R32740

Buffer Distance 600 Feet

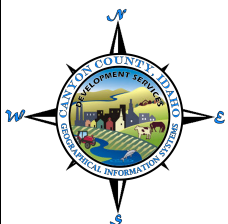
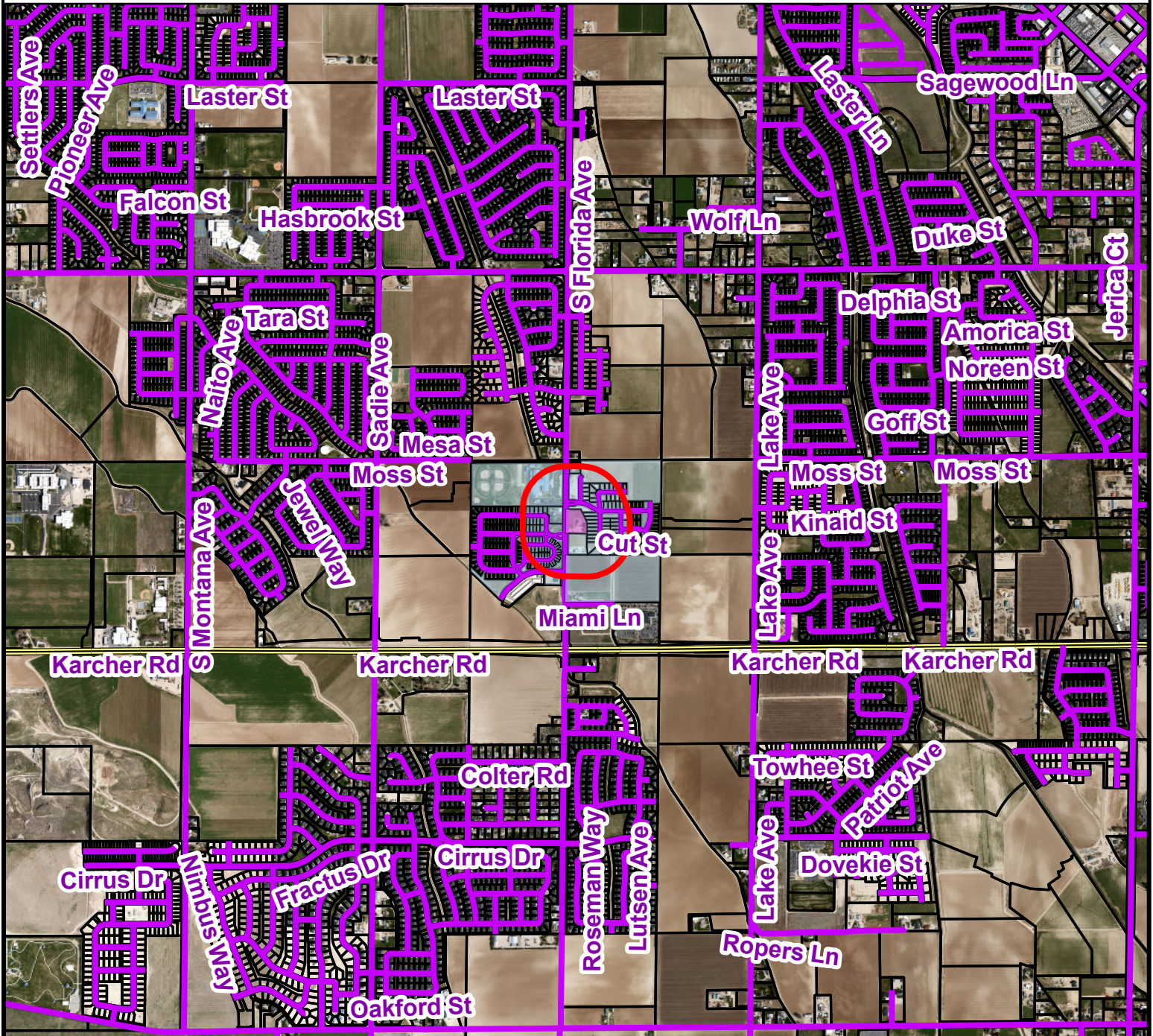
Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605










This map is for informational purposes only and does not suggest approval of the project.

Date: 2/25/2025

By: SHuggins



## Legend

- |                                                                                     |                     |                                                                                     |            |
|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|------------|
|  | NOTIFICATION BUFFER |  | Highway    |
|  | SUBJECT_PROPERTY    |  | Interstate |
|  | NOTIFIED PARCELS    |  | Local Road |
|  | TAX PARCELS         |                                                                                     |            |

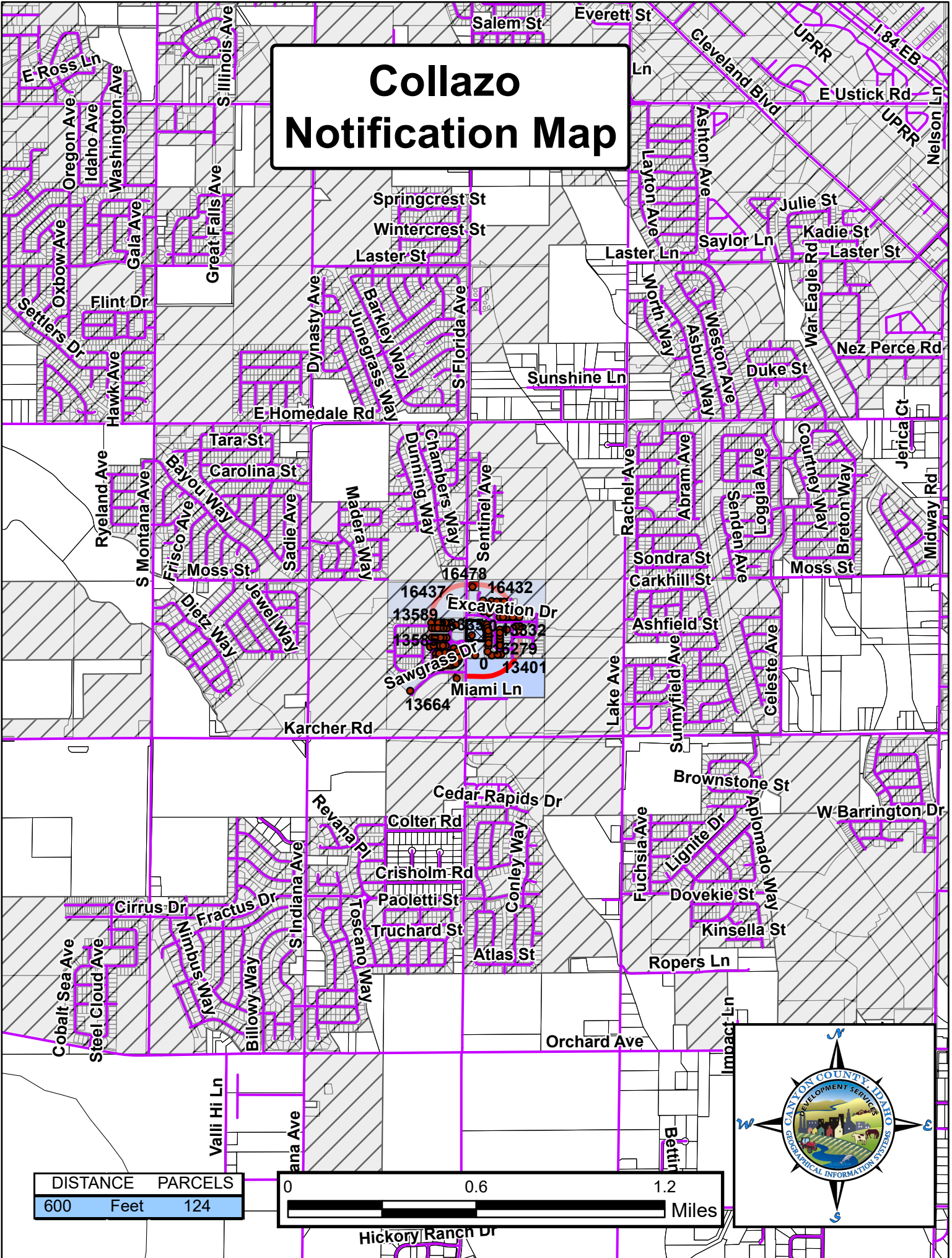
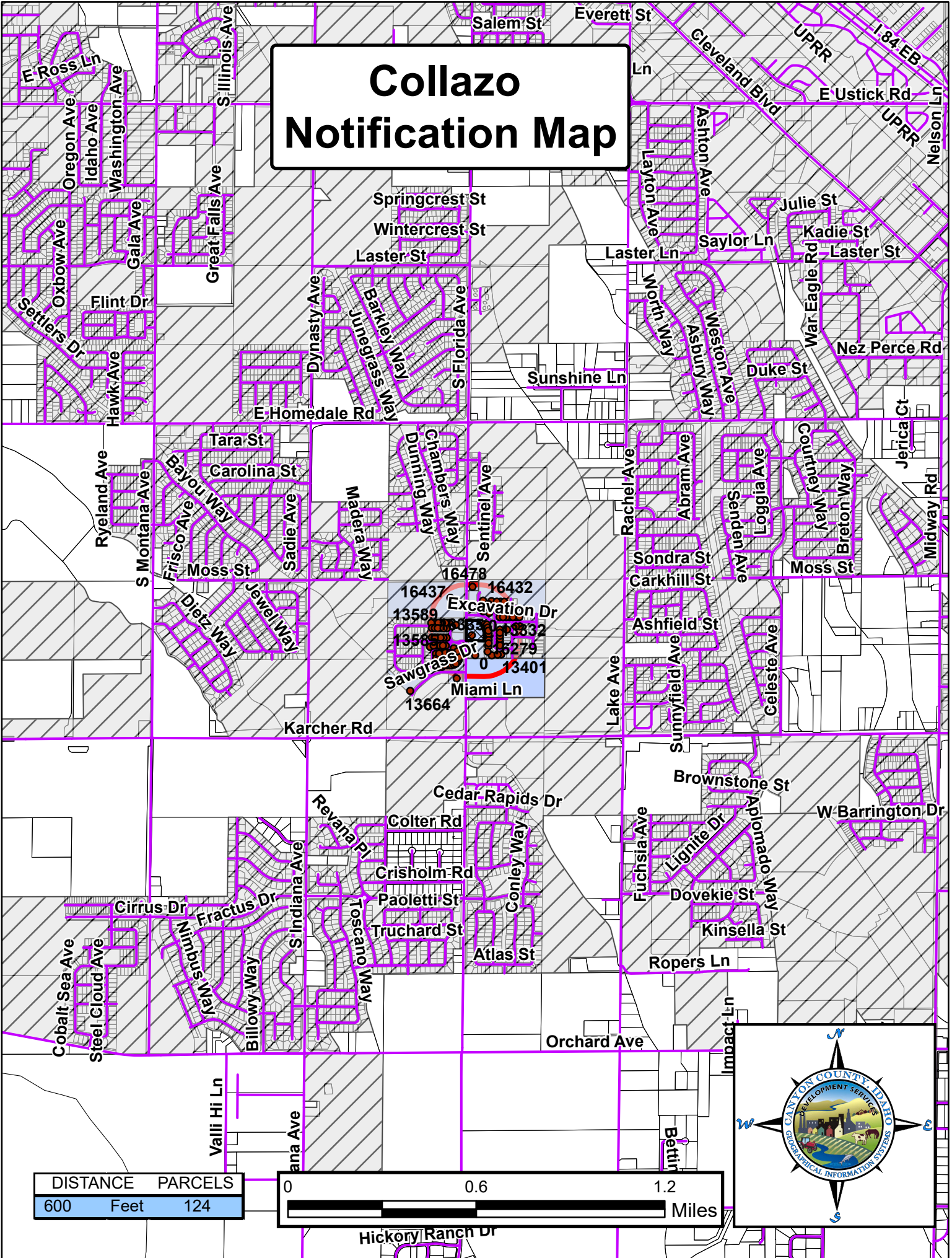
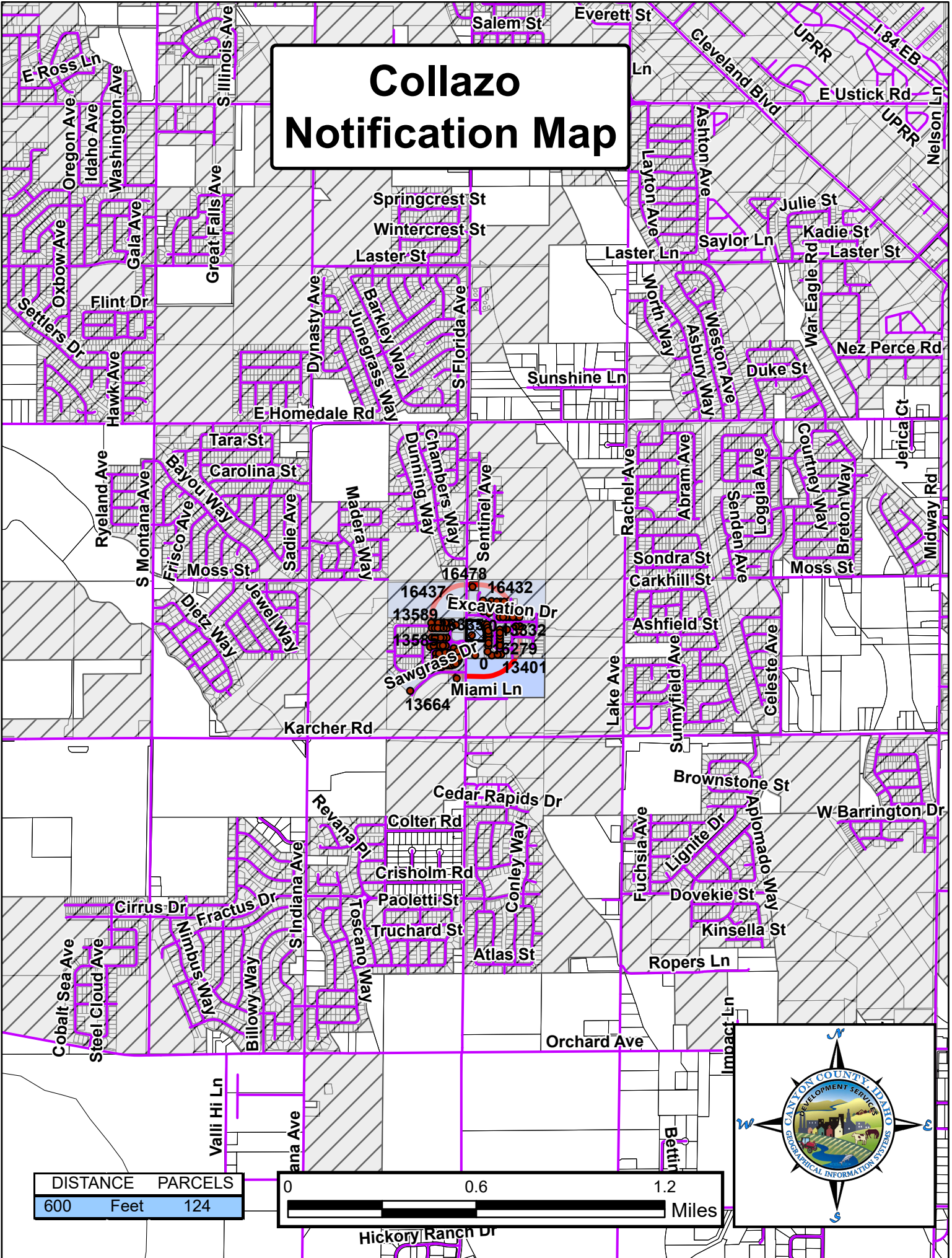
## SCALE

1:24,000

1:24,000

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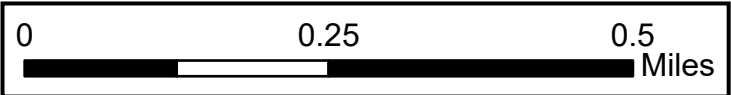
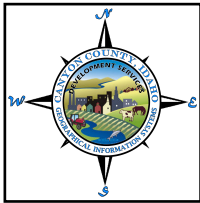
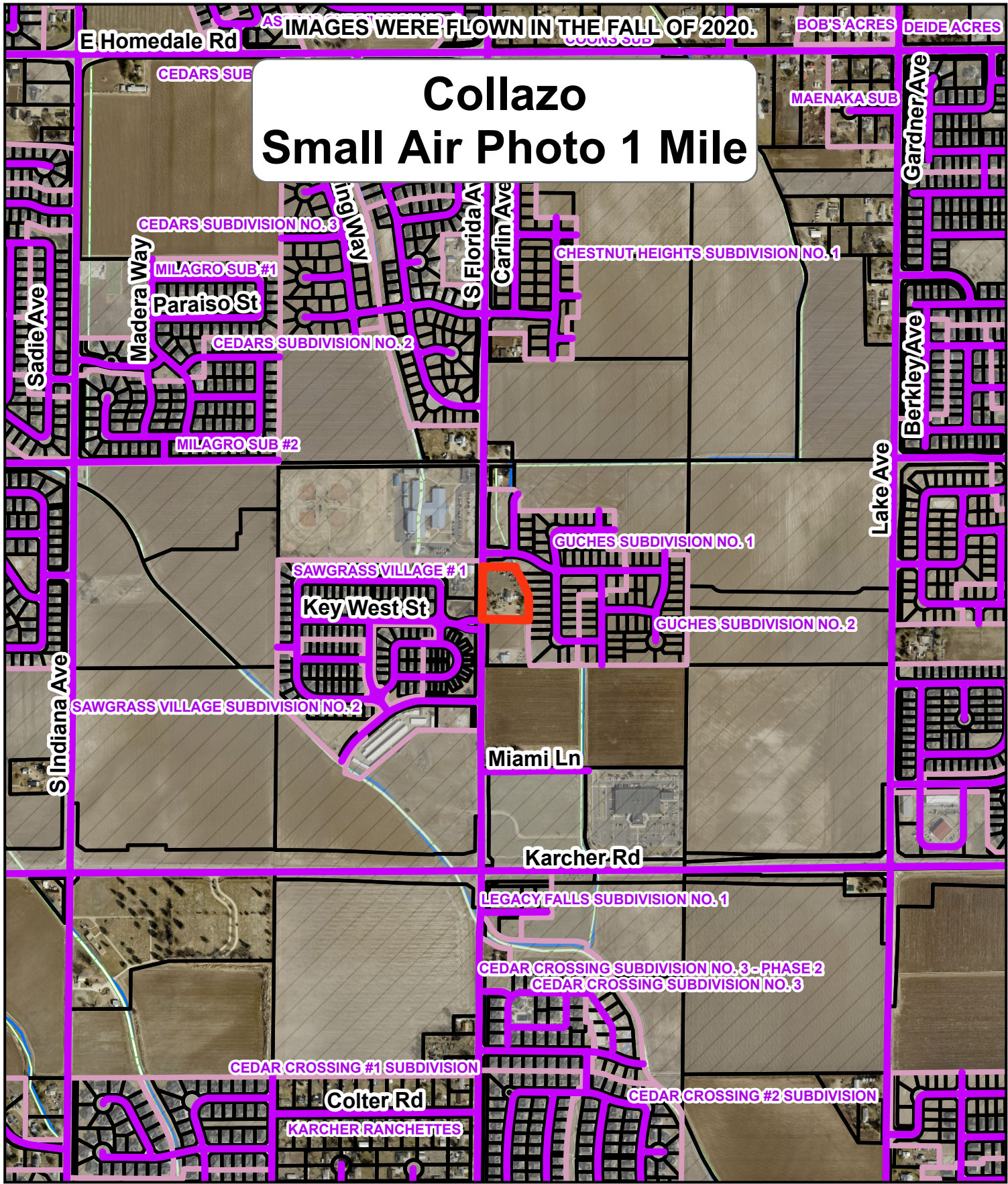
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AS IMAGES WERE FLOWN IN THE FALL OF 2020.

# Collazo

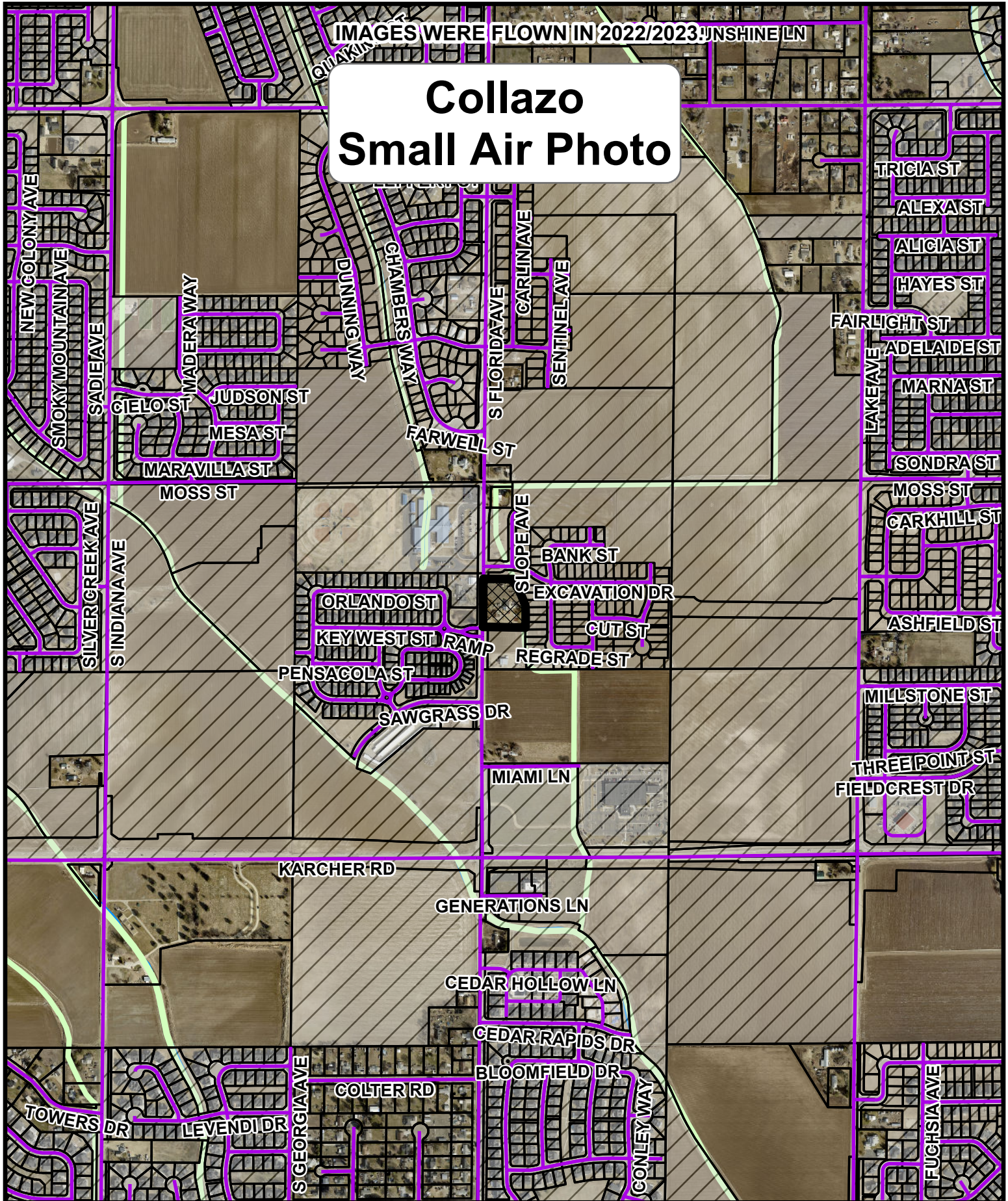
## Small Air Photo 1 Mile





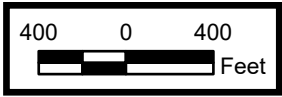
IMAGES WERE FLOWN IN 2022/2023. JINSHINE LN

# Collazo Small Air Photo



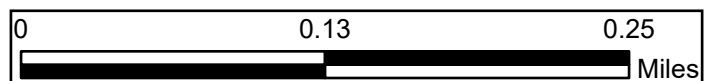
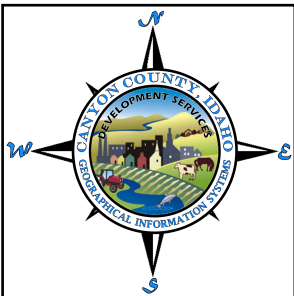
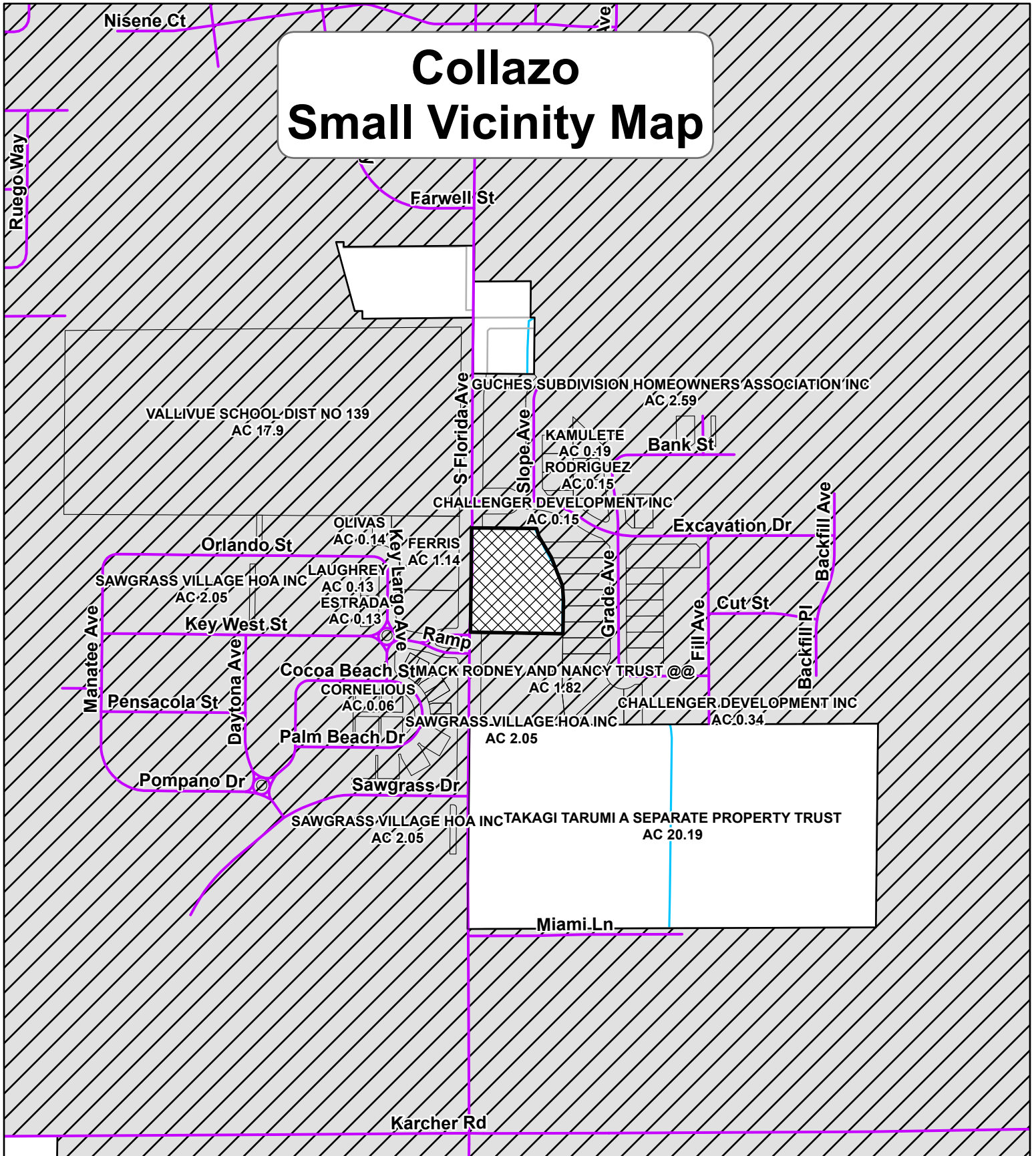
**Legend**

SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



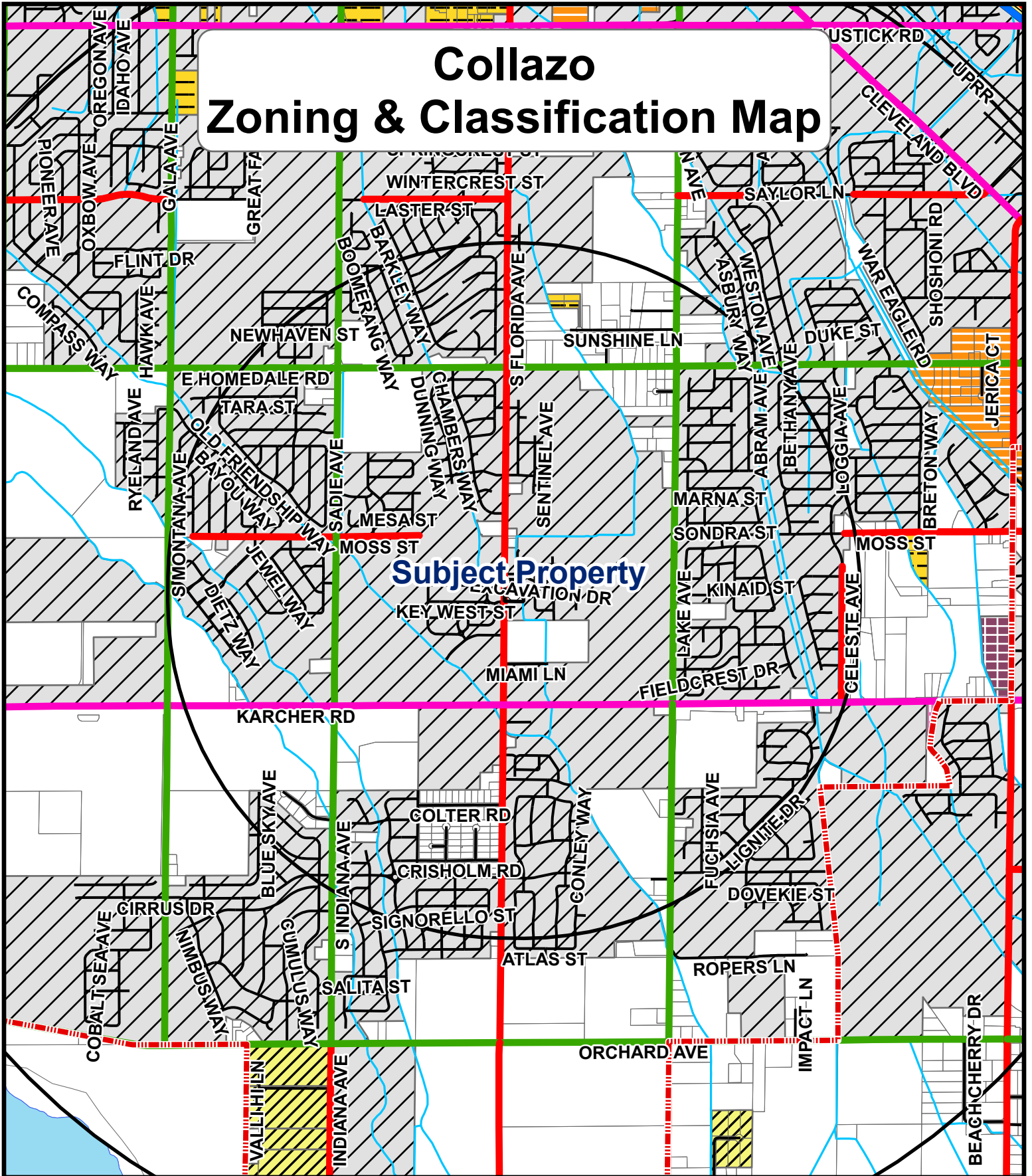


# Collazo Small Vicinity Map

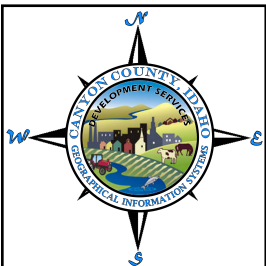


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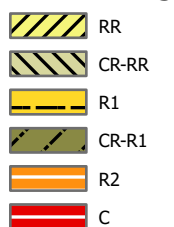
## Zoning & Classification Map



**Subject Property**

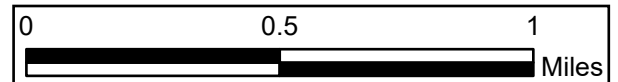
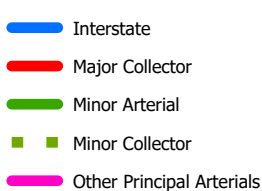


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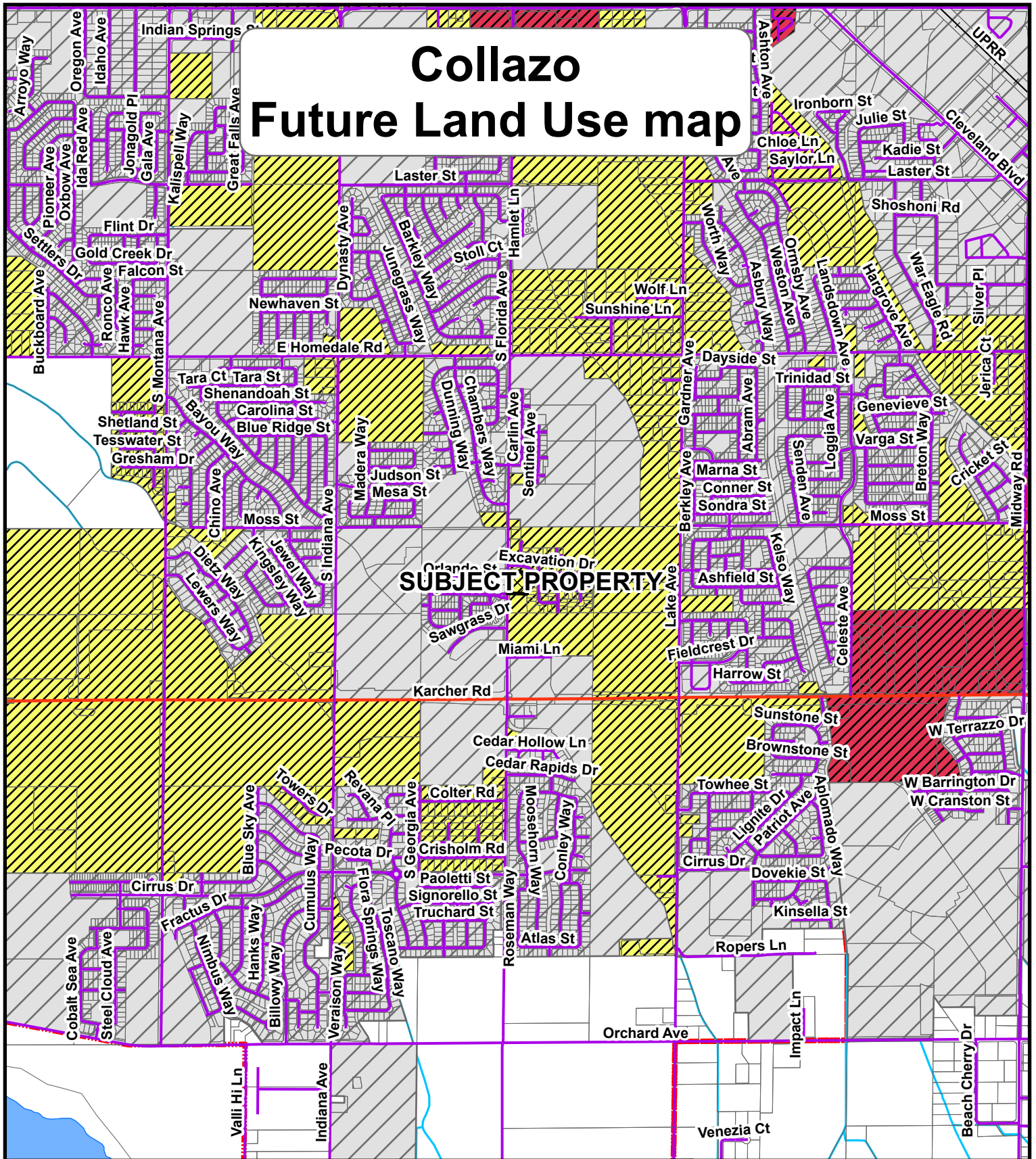


AG

### ITD Functional Classification



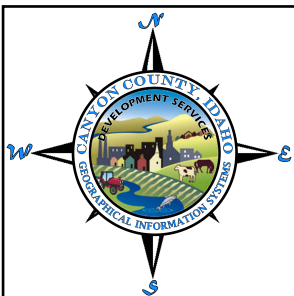
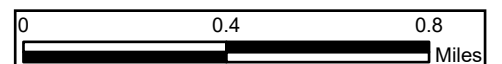
# Collazo Future Land Use map



## Legend

Future Land Use 2030

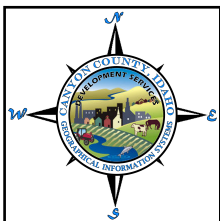
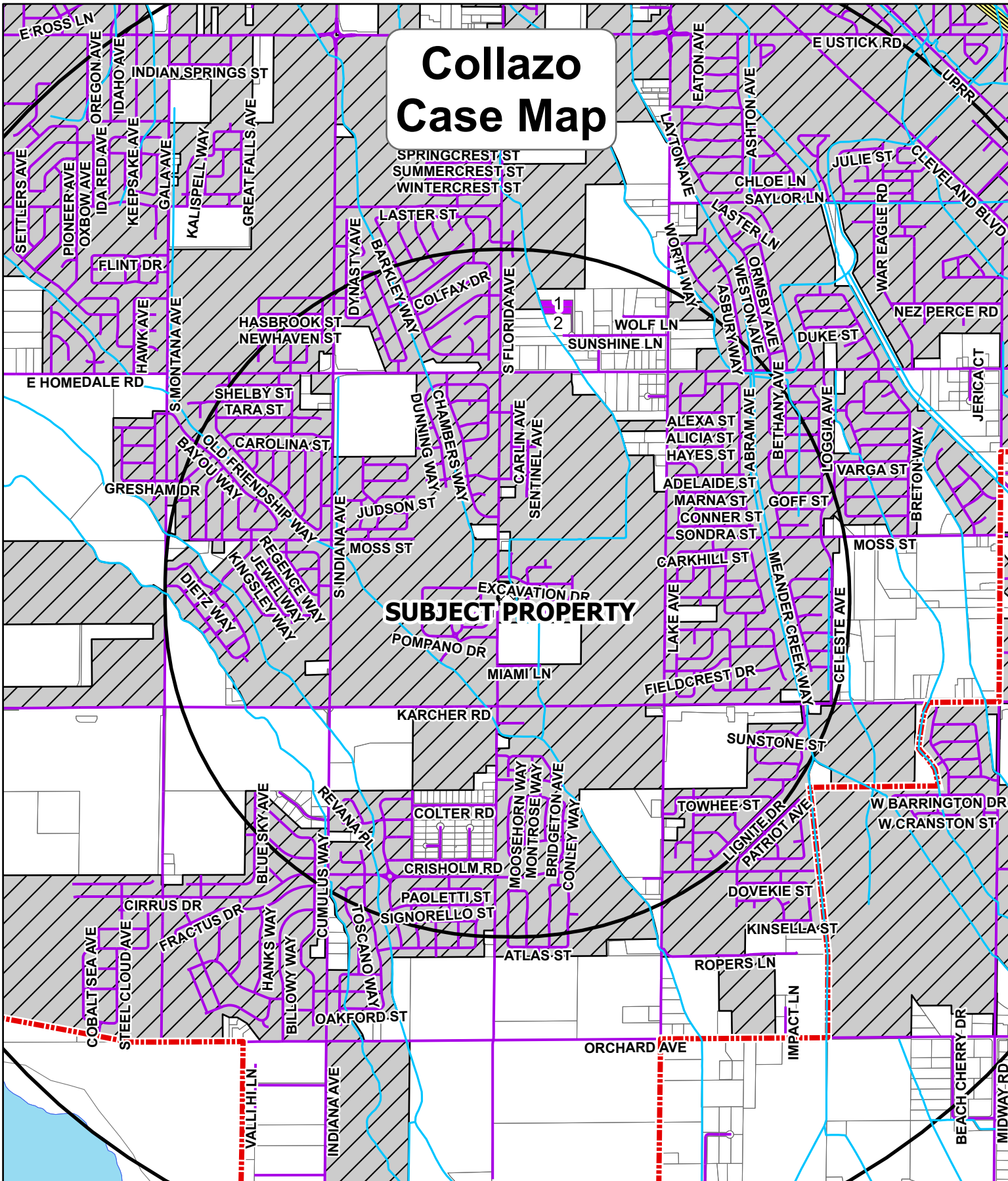
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL





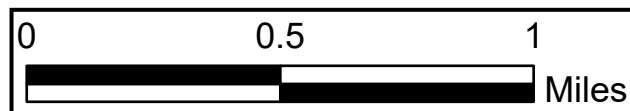
# Collazo Case Map

**SUBJECT PROPERTY**



## YEAR

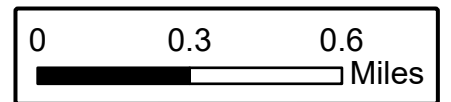
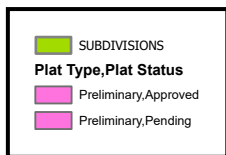
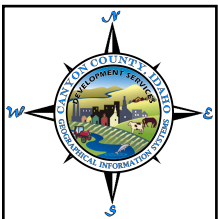
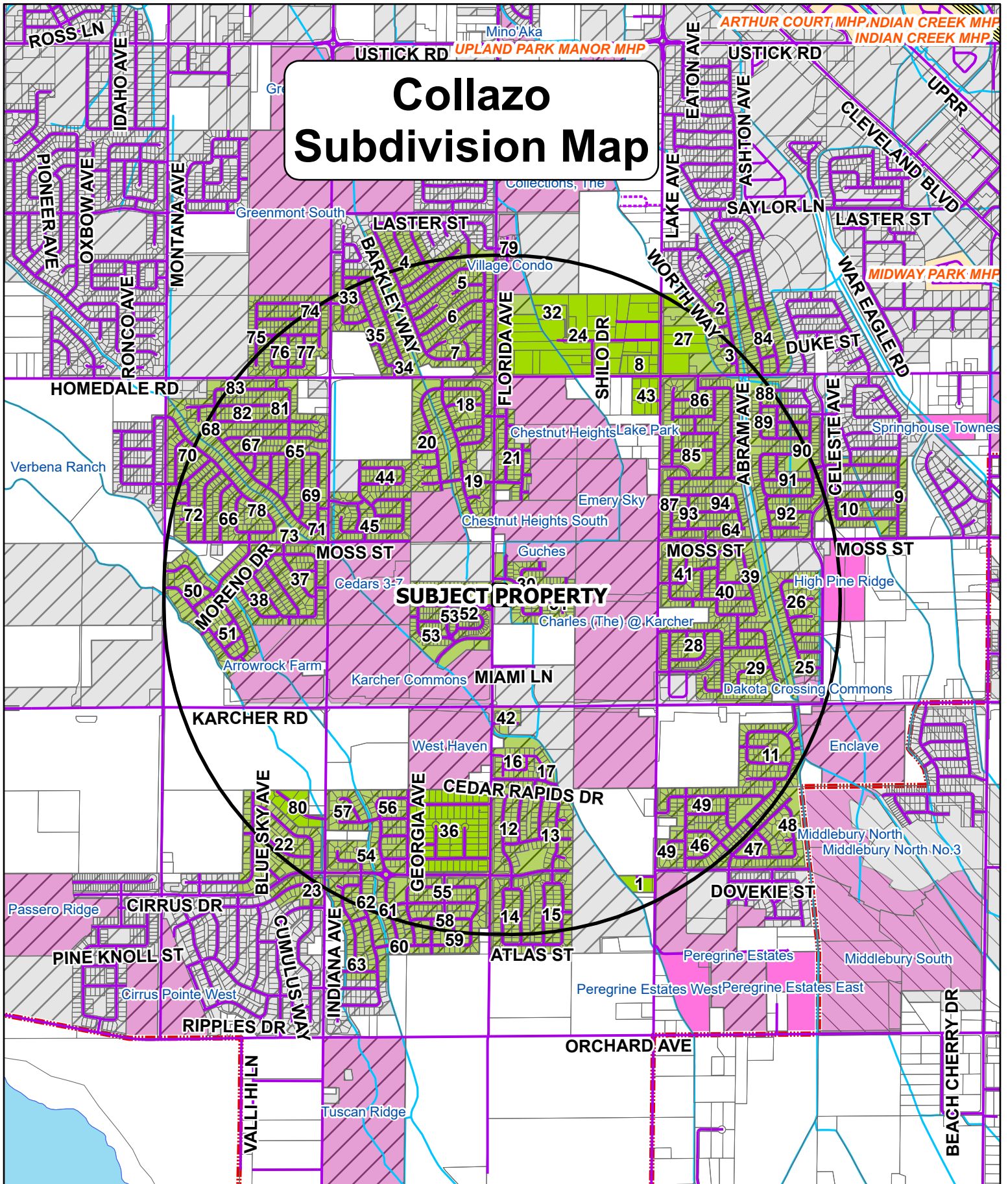
2023	2020
2022	2019
2021	2018



## CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
2052	SD2020-0024	Plat Hawks Nest Sub	Hawks Nest Sub	APPROVED
1727	SD2020-0024	Plat Hawks Nest Sub	Hawks Nest Sub	APPROVED

# Collazo Subdivision Map





## SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
94		1415.29	4895	0.29	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
15		601.07	1532	0.39	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
124		0.64	0.14	0.05	20.19
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	VG HOMES PER ACR	MAXIMUM
0		0	0	0	0

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
AGAPE SUB	1	3N3W14	3.00	2	1.50	CALDWELL	2004
ASHTON HILLS #7	2	3N3W01	10.38	34	0.31	CALDWELL	2007
ASHTON HILLS #8	3	3N3W12	7.84	25	0.31	CALDWELL	2007
ASPENS SUB #2	4	3N3W02	22.41	104	0.22	CALDWELL	2004
ASPENS SUB #3	5	3N3W02	18.53	76	0.24	CALDWELL	2005
ASPENS SUB #4	6	3N3W02	19.36	83	0.23	CALDWELL	2006
ASPENS SUBDIVISION NO. 5	7	3N3W02	17.10	66	0.26	CALDWELL	2018
BOB'S ACRES	8	3N3W02	4.11	6	0.69	0	1996
BRITTANY HEIGHTS SUBDIVISION NO. 3	9	3N3W12	14.90	76	0.20	CALDWELL	2022
BRITTANY HEIGHTS SUBDIVISION NO. 5	10	3N3W12	12.29	57	0.22	CALDWELL	2024
CANYON VIEW ESTATES	11	3N3W13	24.38	91	0.27	CALDWELL	2007
CEDAR CROSSING #1 SUBDIVISION	12	3N3W14	18.45	62	0.30	CALDWELL	2008
CEDAR CROSSING #2 SUBDIVISION	13	3N3W14	23.47	63	0.37	CALDWELL	2011
CEDAR CROSSING NO. 4 SUBDIVISION	14	3N3W14	18.68	76	0.25	CALDWELL	2019
CEDAR CROSSING NO. 5 SUBDIVISION	15	3N3W14	19.49	70	0.28	CALDWELL	2021
CEDAR CROSSING SUBDIVISION NO. 3	16	3N3W14	13.57	40	0.34	CALDWELL	2018
CEDAR CROSSING SUBDIVISION NO. 3 - PHASE 2	17	3N3W14	4.63	17	0.27	CALDWELL	2022
CEDARS SUBDIVISION NO. 1	18	3N3W11	21.66	81	0.27	CALDWELL	2020
CEDARS SUBDIVISION NO. 2	19	3N3W11	20.06	75	0.27	CALDWELL	2021
CEDARS SUBDIVISION NO. 3	20	3N3W11	19.48	63	0.31	CALDWELL	2024
CHESTNUT HEIGHTS SUBDIVISION NO. 1	21	3N3W11	15.30	54	0.28	CALDWELL	2025
CIRRUS POINTE SUBDIVISION #1	22	3N3W15	35.31	82	0.43	CALDWELL	2007
CIRRUS POINTE SUBDIVISION NO. 2	23	3N3W15	7.95	23	0.35	CALDWELL	2015
COONS SUB	24	3N3W02	76.63	38	2.02	0	1992
DAKOTA CROSSING SUB NO. 1	25	3N3W12	11.79	58	0.20	CALDWELL	2007
DAKOTA CROSSING SUB NO. 2	26	3N3W12	25.02	82	0.31	CALDWELL	2007
DEIDE ACRES	27	3N3W01	21.97	7	3.14	0	1985
FIELDCREST VILLAGE SUB #1	28	3N3W12	19.60	89	0.22	CALDWELL	2007
FIELDCREST VILLAGE SUB #2	29	3N3W13	31.67	133	0.24	CALDWELL	2007
GUCHES SUBDIVISION NO. 1	30	3N3W11	13.99	53	0.26	CALDWELL	2024
GUCHES SUBDIVISION NO. 2	31	3N3W11	10.05	44	0.23	CALDWELL	2025
HAWKS NEST SUBDIVISION	32	3N3W02	2.74	2	1.37	COUNTY (Canyon)	2021
HERITAGE MEADOWS SUB NO 1	33	3N3W02	11.64	44	0.26	CALDWELL	2006
HERITAGE MEADOWS SUBDIVISION NO. 3	34	3N3W02	14.89	56	0.27	CALDWELL	2018
HERITAGE MEADOWS SUBDIVISION NO. 4	35	3N3W02	6.74	34	0.20	CALDWELL	2019
KARCHER RANCHETTES	36	3N3W14	40.28	77	0.52	0	1970
KINGSVIEW ESTATES SUBDIVISION #1	37	3N3W10	26.61	93	0.29	CALDWELL	2006
KINGSVIEW ESTATES SUBDIVISION #2	38	3N3W10	12.96	61	0.21	CALDWELL	2006
KLAMATH FALLS SUBDIVISION NO. 1	39	3N3W12	16.36	63	0.26	CALDWELL	2021
KLAMATH FALLS SUBDIVISION NO. 2	40	3N3W12	13.19	54	0.24	CALDWELL	2022
KLAMATH FALLS SUBDIVISION NO. 3	41	3N3W12	16.70	69	0.24	CALDWELL	2023
LEGACY FALLS SUBDIVISION NO. 1	42	3N3W14	3.86	7	0.55	CALDWELL	2009
MAENAKA SUB	43	3N3W11	6.47	9	0.72	0	1975
MILAGRO SUB #1	44	3N3W11	14.72	56	0.26	CALDWELL	2003
MILAGRO SUB #2	45	3N3W11	19.96	87	0.23	CALDWELL	2004
PEREGRINE ESTATES SUBDIVISION NO. 1	46	3N3W13	12.02	45	0.27	CALDWELL	2018
PEREGRINE ESTATES SUBDIVISION NO. 2	47	3N3W13	13.35	50	0.27	CALDWELL	2019
PEREGRINE ESTATES SUBDIVISION NO. 3	48	3N3W13	19.46	52	0.37	CALDWELL	2020
PEREGRINE ESTATES SUBDIVISION NO. 4	49	3N3W13	24.58	89	0.28	CALDWELL	2021
QUAIL RIDGE SUB PH 1	50	3N3W10	23.43	55	0.43	CALDWELL	2006
QUAIL RIDGE SUBDIVISIONPH. 2	51	3N3W10	19.39	63	0.31	CALDWELL	2015
SAWGRASS VILLAGE # 1	52	3N3W11	27.44	95	0.29	CALDWELL	2008
SAWGRASS VILLAGE SUBDIVISION NO. 2	53	3N3W11	11.66	59	0.20	CALDWELL	2016

SIENNA HILLS SUBDIVISION #1	54	3N3W14	21.10	48	0.44	CALDWELL	2007
SIENNA HILLS SUBDIVISION #2	55	3N3W14	22.00	56	0.39	CALDWELL	2007
SIENNA HILLS SUBDIVISION NO. 10	56	3N3W14	10.02	32	0.31	CALDWELL	2020
SIENNA HILLS SUBDIVISION NO. 12	57	3N3W14	9.13	26	0.35	CALDWELL	2021
SIENNA HILLS SUBDIVISION NO. 3	58	3N3W14	7.94	24	0.33	CALDWELL	2015
SIENNA HILLS SUBDIVISION NO. 4	59	3N3W14	8.76	31	0.28	CALDWELL	2016
SIENNA HILLS SUBDIVISION NO. 5	60	3N3W14	7.31	26	0.28	CALDWELL	2017
SIENNA HILLS SUBDIVISION NO. 6	61	3N3W14	6.04	22	0.27	CALDWELL	2018
SIENNA HILLS SUBDIVISION NO. 7	62	3N3W14	12.40	36	0.34	CALDWELL	2018
SIENNA HILLS SUBDIVISION NO. 8	63	3N3W14	13.27	44	0.30	CALDWELL	2019
SINDSOR CREEK NO. 6 SUBDIVISION	64	3N3W12	4.51	22	0.20	CALDWELL	2020
SOUTH PARK #2 UNIT #1	65	3N3W10	12.85	62	0.21	CALDWELL	2001
SOUTH PARK #2 UNIT #10	66	3N3W10	11.11	52	0.21	CALDWELL	2006
SOUTH PARK #2 UNIT #2	67	3N3W10	8.53	42	0.20	CALDWELL	2001
SOUTH PARK #2 UNIT #3	68	3N3W10	18.33	67	0.27	CALDWELL	2002
SOUTH PARK #2 UNIT #4	69	3N3W10	12.29	54	0.23	CALDWELL	2003
SOUTH PARK #2 UNIT #5	70	3N3W10	17.72	68	0.26	CALDWELL	2004
SOUTH PARK #2 UNIT #6	71	3N3W10	7.04	27	0.26	CALDWELL	2004
SOUTH PARK #2 UNIT #9	72	3N3W10	14.80	66	0.22	CALDWELL	2006
SOUTH PARK 2 SUB UNIT NO 8	73	3N3W10	2.80	1	2.80	CALDWELL	2004
SOUTHERN HEIGHTS #1	74	3N3W03	11.65	55	0.21	CALDWELL	2000
SOUTHERN HEIGHTS #2	75	3N3W03	8.67	43	0.20	CALDWELL	2000
SOUTHERN HEIGHTS #3	76	3N3W03	9.70	44	0.22	CALDWELL	2000
SOUTHERN HEIGHTS #4	77	3N3W03	7.98	30	0.27	CALDWELL	2000
SOUTHPARK 2 SUBDIVISION UNIT 7	78	3N3W10	12.27	43	0.29	CALDWELL	2005
THE VILLAGE CONDOMINIUMS NO. 1	79	3N3W02	3.15	10	0.32	CALDWELL	2025
TOWERS VIEW ACRES	80	3N3W15	7.82	9	0.87	CALDWELL	1973
VALLIVUE HEIGHTS #1	81	3N3W10	13.35	56	0.24	CALDWELL	2000
VALLIVUE HEIGHTS #2	82	3N3W10	8.07	44	0.18	CALDWELL	2001
VALLIVUE HEIGHTS #3	83	3N3W10	6.70	27	0.25	CALDWELL	2004
WESTON POINTE #1	84	3N3W01	19.63	73	0.27	CALDWELL	2003
WINDSOR CREEK #1	85	3N3W12	22.74	106	0.21	CALDWELL	2006
WINDSOR CREEK #2	86	3N3W12	29.19	120	0.24	CALDWELL	2006
WINDSOR CREEK #3	87	3N3W12	4.87	21	0.23	CALDWELL	2014
WINDSOR CREEK EAST SUBDIVISION NO. 2	88	3N3W12	8.42	34	0.25	CALDWELL	2018
WINDSOR CREEK EAST SUBDIVISION NO. 3	89	3N3W12	10.20	51	0.20	CALDWELL	2019
WINDSOR CREEK EAST SUBDIVISION NO. 4	90	3N3W12	15.33	62	0.25	CALDWELL	2019
WINDSOR CREEK EAST SUBDIVISION NO. 5	91	3N3W12	7.36	36	0.20	CALDWELL	2020
WINDSOR CREEK EAST SUBDIVISION NO. 6	92	3N3W12	19.81	88	0.23	CALDWELL	2021
WINDSOR CREEK NO. 4 SUBDIVISION	93	3N3W12	9.65	38	0.25	CALDWELL	2018
WINDSOR CREEK SUBDIVISION NO. 5	94	3N3W12	9.28	49	0.19	CALDWELL	2019

## SUBDIVISIONS IN PLATTING

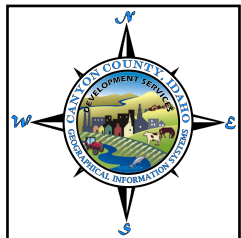
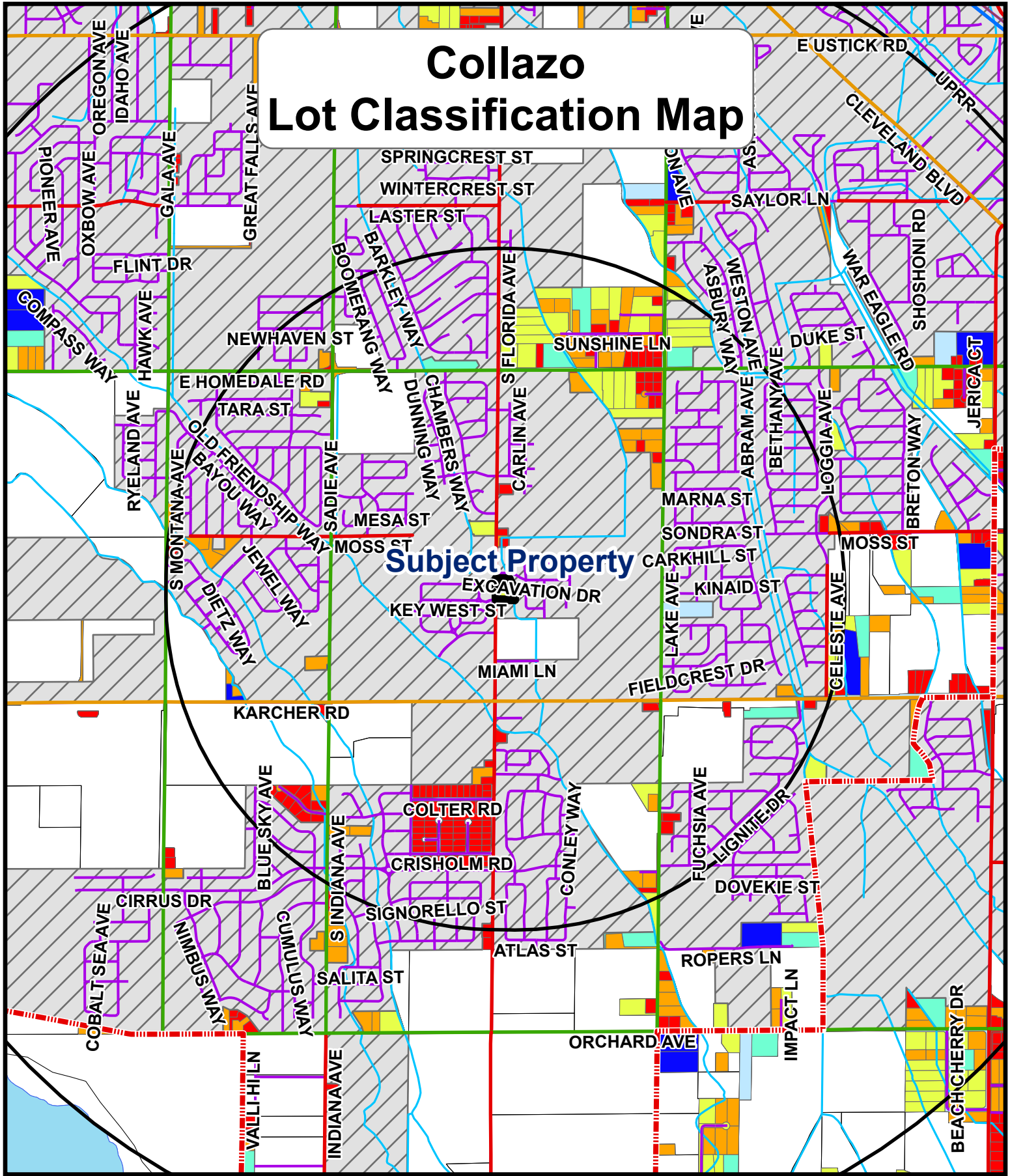
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Cedars 3-7	55.48	151	0.37			
Chestnut Heights	54.13	164	0.33			
Guches	11.27	50	0.23			
Lake Park	3.00	13	0.23			
Enclave	45.67	59	0.77			
Peregrine Estates	67.16	161	0.42			
Arrowrock Farm	35.20	135	0.26			
Chestnut Heights South	19.60	69	0.28			
High Pine Ridge	39.86	182	0.22			
Charles (The) @ Karcher	116.56	163	0.72			
Village Condo	11.43	36	0.32			
Dakota Crossing Commons	3.84	29	0.13			
West Haven	37.68	249	0.15			
Karcher Commons	62.53	71	0.88			
Emery Sky	37.66	0	#DIV/0!			

## MOBILE HOME & RV PARKS

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



# Collazo Lot Classification Map

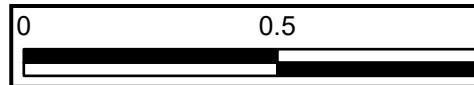


**Legend**

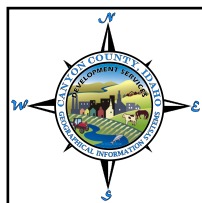
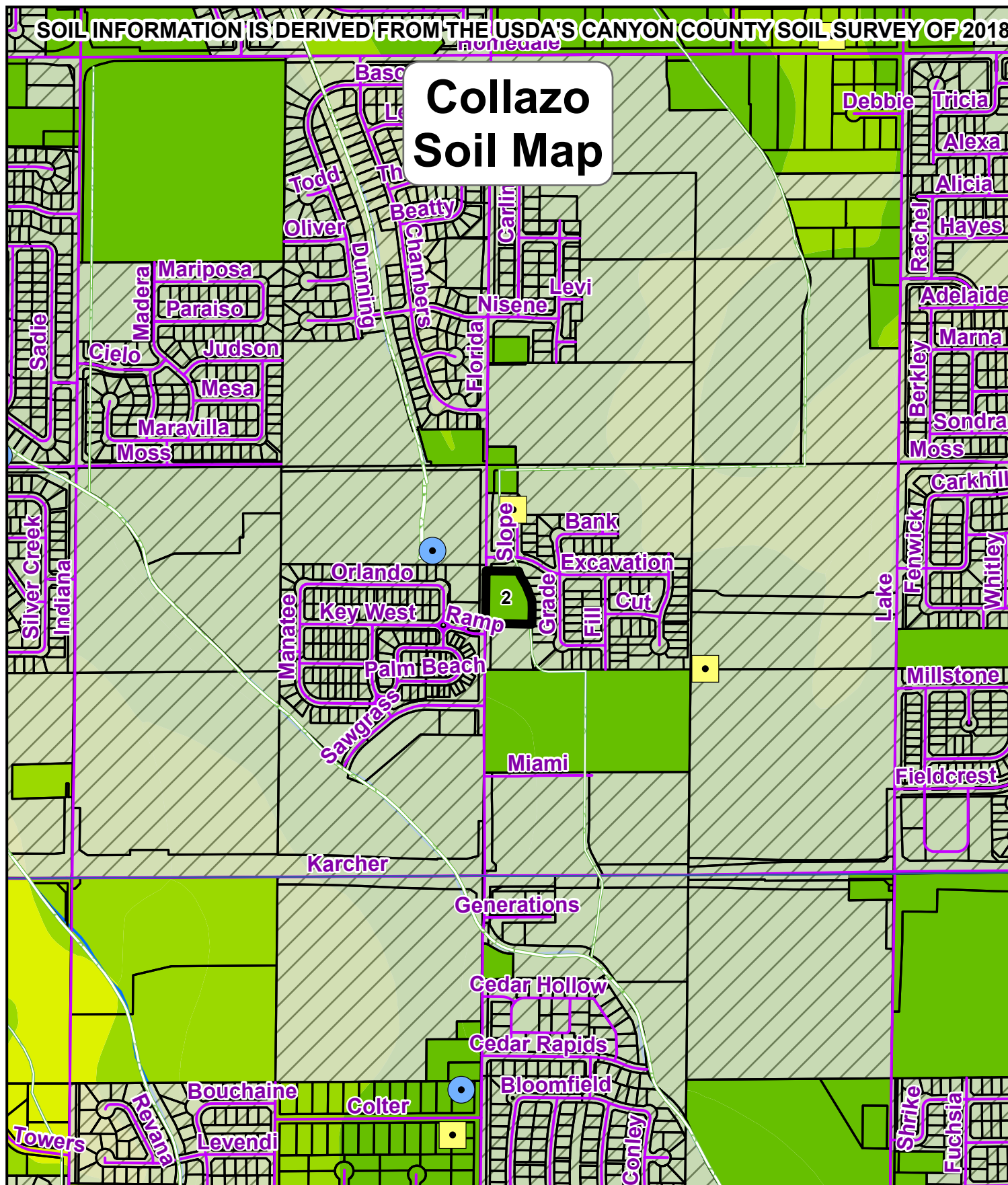
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1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0

**ITD Functional Classification**

Interstate
Minor Arterial
Major Collector
Minor Collector
Other Principal Arterials



# Collazo Soil Map



## Nitrate Priority Wells

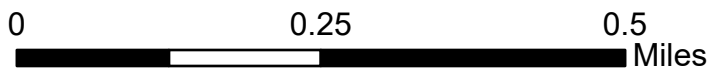
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- ▲ 10.000001 - 49.800000



IDWR\_2C\_Geothermal\_

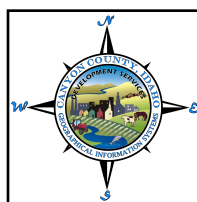
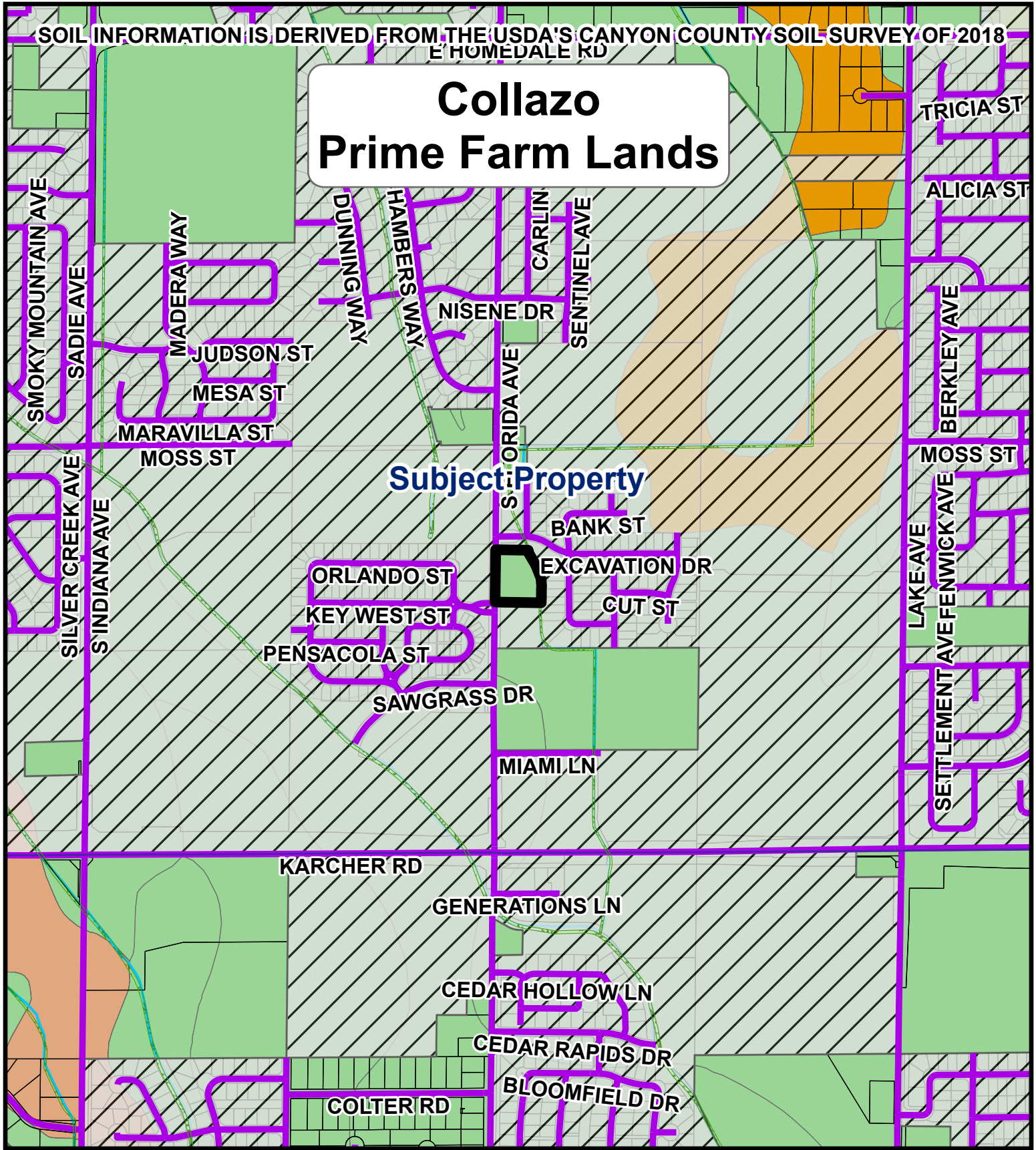


Wetlands



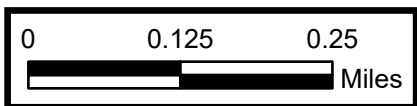
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Collazo Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

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



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	93734.71	2.15	100.00%
		93734.71	2.15	100%

## FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	93734.71	2.15	100.00%
		93734.71	2.15	100%

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

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



## Arbay Mberwa

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**From:** Tom Crosby  
**Sent:** Thursday, November 7, 2024 9:01 AM  
**To:** Arbay Mberwa  
**Cc:** Cassie Lamb  
**Subject:** CU2024-0005

Arbay,

Please let the applicants apply for the staging area know that the 340sq.ft. cargo container requires a building permit and is required to meet setbacks from property lines. I recommend that this is taken care of before approving CUP. Let me know if you have any questions.

Thank You,



### Tom Crosby

Building Official

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5980

Email: [Tom.crosby@canyoncounty.id.gov](mailto:Tom.crosby@canyoncounty.id.gov)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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



## Arbay Mberwa

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**From:** Cassie Lamb  
**Sent:** Thursday, November 7, 2024 9:30 AM  
**To:** Kathy Husted; Arbay Mberwa  
**Subject:** RE: Initial Agency Notification CU2024-0005 Collazo

That is correct Arbay, thank you Kathy!

The picture provided shows a structure that was built without a building permit and shall be required to come into compliance prior to the use being allowed if approved. It will require the structure to be reviewed by an engineer because no inspection took place and double fees shall be charged.

Thanks,



Cassie Lamb  
Building Permit Tech Supervisor  
[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)  
208-454-6627  
**Office Hours**

Monday, Tuesday, Thursday and Friday 8am – 5pm

Wednesday 1pm – 5pm

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**From:** Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>  
**Sent:** Thursday, November 7, 2024 9:24 AM  
**To:** Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>  
**Cc:** Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Subject:** RE: Initial Agency Notification CU2024-0005 Collazo

In addition to the staging area without the CUP, there's an unpermitted structure and I don't see a BP application in CAPS... (attached photo was provided by the Assessor's Office)  
Kathy

---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Thursday, November 7, 2024 8:40 AM  
**To:** 'rcollins@cityofcaldwell.org' <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>; 'p&z@cityofcaldwell.org' <[p&z@cityofcaldwell.org](mailto:p&z@cityofcaldwell.org)>; 'dgeyer@cityofcaldwell.org' <[dgeyer@cityofcaldwell.org](mailto:dgeyer@cityofcaldwell.org)>; 'jdodson@cityofcaldwell.org' <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>; 'mbessaw@cityofcaldwell.org' <[mbessaw@cityofcaldwell.org](mailto:mbessaw@cityofcaldwell.org)>; 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; 'Alan Perry' <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'Chris Hopper' <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; 'Lenny

Riccio' <[lriccio@hwydistrict4.org](mailto:lriccio@hwydistrict4.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>;  
'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>;  
'contract.administration.bid.box@ziply.com' <[contract.administration.bid.box@ziply.com](mailto:contract.administration.bid.box@ziply.com)>; 'kirk@pioneerirrigation.com' <[kirk@pioneerirrigation.com](mailto:kirk@pioneerirrigation.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>;  
'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>;  
'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'Niki Benyakhlef' <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian  
Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>  
**Subject:** Initial Agency Notification CU2024-0005 Collazo

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 10, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at [arbay.mberwa@canyoncounty.id.gov](mailto:arbay.mberwa@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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## Arbay Mberwa

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**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Friday, November 8, 2024 7:22 AM  
**To:** Arbay Mberwa  
**Subject:** [External] RE: Initial Agency Notification CU2024-0005 Collazo

Hi Arbay,

1. Will a Nutrient Pathogen Study be required? **A study will not be required.**
2. Will adequate sanitary systems be provided to accommodate the use? **Septic systems have not been determined for this project.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **No, not at this time.**

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

**Anthony Lee, RS/BS | Land Development Senior**  
o 208.455.5384 | c 208.899.1285 | f 208.455.5300  
[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

---

**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Sent:** Thursday, November 7, 2024 8:40 AM  
**To:** 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&z@cityofcaldwell.org' <p&z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; jdodson <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar

<Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

**Subject:** Initial Agency Notification CU2024-0005 Collazo

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 10, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at [arbay.mberwa@canyoncounty.id.gov](mailto:arbay.mberwa@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

Canyon County Development Services Department  
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November 26, 2024

Arbay Mberwa  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Avenue, Suite #310  
Caldwell ID 83605  
[arbay.mberwa@canyoncounty.id.gov](mailto:arbay.mberwa@canyoncounty.id.gov)

Subject: Initial Agency Notification CU2024-0005 Collazo

Dear Arbey Mberwa:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

## 1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.



- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. SURFACE WATER**

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

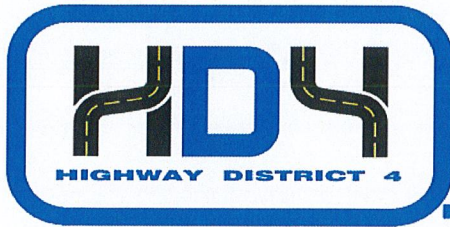
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, reading "Valerie A. Greear". The signature is fluid and cursive, with the first name "Valerie" being more prominent than the last name "Greear".

Valerie A. Greear, PE  
Acting Regional Administrator



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

**TELEPHONE 208.454.8135**  
**FAX 208.454.2008**

December 9, 2024

Canyon County Commissioners, P&Z Commission, & Development Services  
111 N. 11<sup>th</sup> Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Arbay Mberwa, Planner

**RE: CU2024-0005 Cesar & Kathy Collazo- Contractor Yard and Staging Area**  
**Canyon County Parcel R32740 aka 16316 Florida Ave**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a contractor yard and staging area within an Agricultural zone. The subject property is located on the east side of Florida Ave north of SH 55 (Karcher Rd) in the SE ¼ Section 11 T3N R3W. HD4 offers the following comments on the proposed use:

#### **General**

The subject property consists of one parcel, totaling approximately 2.15 acres. The parcel has approximately 341 feet of frontage on Florida Ave along the westerly boundary. Florida Ave between Homedale Rd and SH 55 is maintained by City of Caldwell, which includes permitting of access types & locations.

Florida Ave is classified as a collector road on the functional classification maps adopted by Canyon County, HD4, and Caldwell. Existing right-of-way along the subject property is a 25-foot wide prescriptive easement measured from the roadway centerline. The ultimate ROW width for a collector road is 80' (40-ft half width), measured from the 1/4 section (property) line.

#### **Access**

The subject property is currently served by a gravel driveway onto Florida Ave approximately 980-ft south of Moss Lane (Center 1/4 corner Sec 11). This existing approach can be utilized for the proposed commercial activity subject to the following conditions:

1. Improve the approach to meet ACCHD SD-106 to include a paved apron. If only one leg is paved, this should be the only approach used by the commercial traffic. This serves to protect the existing edge of the mainline pavement on Florida Ave from damage by trucks or equipment.
2. An access permit from HD4 documenting the commercial use is required. In accordance with the maintenance agreement between HD4 and Caldwell, this permit is subject to additional reasonable conditions as may be required by the City.

#### **Transportation Impacts**

The conditional use application provided by the applicants indicates the property will be used to store materials and equipment for use at off-site locations. A total of 6 employees are predicted to use this area during a typical day for parking, meeting, loading/unloading of equipment and/or



materials, and storage of equipment and materials. Based on information provided, traffic impacts from the change in use may be estimated using the ITE Trip Generation Manual (11<sup>th</sup> Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	6	5	23

For comparative purposes, this land use change is estimated to generate approximately 5 times as many peak hour trips, and 2-1/2 times as many daily trips as a typical residential use.

At the time of this correspondence, HD4 and Canyon County have not adopted transportation impact fees in this area, and they cannot be used to provide mitigation of transportation impacts from this change in land use. For commercial land use changes, exactions have historically been used to mitigate increases in traffic demand resulting from business uses, and may include right-of-way dedication, frontage improvements, or off-site improvements to affected intersections or roadway corridors. Given the relatively minor increase in new trips from the development, HD4 recommends dedication of right-of-way along Florida Ave to offset this increase in traffic demand.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any approval of the applicant's request subject to the conditions outlined below:

1. Require an access permit from HD4 to document the change in land use.
2. Require the existing driveway approach be improved with a paved apron to meet ACCHD Standard Drawing 106 (attached).
3. Require dedication of public right-of-way for Florida Avenue along the subject property frontage. Right-of-way width should be 40-feet from the property line, or approximately 0.313 acres. HD4 can prepare a gift deed for signature by the applicants at the time of access permit issuance.

Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.  
District Engineer

File: Florida Ave- CU2024-0005 Collazo Contractor Yard  
CC: City of Caldwell- Robb MacDonald, Public Works Director



