



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

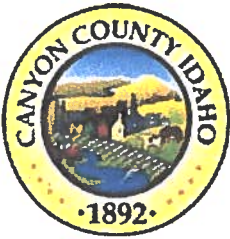
PROPERTY OWNER	OWNER NAME: <u>Kyle Jay Steadman</u>	
	MAILING ADDRESS: <u>14755 Hillside Drive, Caldwell, ID 83607</u>	
	PHONE: <u>208-670-5724</u>	EMAIL: <u>steadyearthworks@gmail.com</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Kyle Steadman</u> Date: <u>8/15</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>TBD Toft Ln.</u>	
	PARCEL NUMBER: <u>R34474012</u>	
	PARCEL SIZE: <u>2.17 acres +/-</u>	
	REQUESTED USE: <u>Contractor shop & staging area</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>A9</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024.0019</u>	DATE RECEIVED:	<u>9.24.24</u>
RECEIVED BY:	<u>LISTER</u>	APPLICATION FEE:	<u>950.00</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH



RECEIVED
SEP 24 2024
BY: Lo

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	
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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

explained within letter of intent

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

Ks

✓

letter of intent

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.	KS	✓

★

→ explained within letter of intent

STEADY EARTHWORKS LLC

208-670-5724
Steadyearthworks@gmail.
com

14755 Hillside Drive
Caldwell, ID
83607

August 20, 2024

Letter of Intent
Conditional Use Permit

To whom it may concern:

We are applying for conditional use permit for our small family owned business to use as a staging area and contractor shop. Our business is excavation and contracting. Our impact should be minimal on the area and the surrounding neighbors because we are a small operation. Depending on the time of the year, we have 2-4 employees and hours of operation are typically 7am-5pm Monday-Friday, with occasional times outside of those hours as needed for certain jobs. On average, there will be 3-4 pick up trucks and trailers entering and exiting premises at various times of the day. Access is available by existing easement off of Toft Lane.

The site would be used to park and store equipment and business trucks as well as a contractor shop structure (not yet built). These trucks and pieces of equipment will be operational and will be parked on premises for the use of employees needing them for jobs that are off site. The shop will be used as a place to maintain, repair and store equipment, trucks and materials needed to run the business efficiently.

We have plans to build a berm around the vicinity of the area along with a 6ft privacy fence. There could be potential for some noise while trucks are loading and unloading in which the berm will also serve as a mitigation attempt to lessen the noise coupled with the fence that will help shield area from view (see site plan for details). There is access to Idaho Power on/along the property and a private well is close by as well as a portable water truck on site to provide water when necessary.

To prepare for use of the property, we will clear some brush and trees to allow for a gravel parking area and a site for the building of the shop structure. We will leave some trees and foliage in the process to allow for some natural coverage and to keep the site looking similar to its current appearance.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Kyle Steadman', with a stylized flourish at the end.

Kyle Steadman, Owner, Steady Earthworks LLC

STEADY EARTHWORKS LLC

208-670-5724
Steadyearthworks@gmail.
com

14755 Hillside Drive
Caldwell, ID
83607

September 11, 2024

Plan of Operation
Conditional Use Permit

To whom it may concern:

We are applying for a conditional use permit for our small family owned business to use as a staging area and contractor shop. Our business is excavation and contracting. Our day to day operations consist of entering property in our personal vehicles and parking them on site. We start the day by gathering tools and equipment for various jobs and then leaving the property for the majority of the day. Occasionally we will return to return/replace tools, maintain equipment or drop off/ pick up a trailer, but generally speaking, we return at the end of the day to park trucks and equipment and then drive our personal vehicles home.

We have plans to build a contractor shop in the future. This building would be used for storing, repairing and maintaining various tools and equipment as needed for the business.

Depending on the time of the year, we have 2-4 employees and hours of operation are typically 7am-5pm Monday-Friday, with occasional times outside of those hours as needed for certain jobs. On average, there will be 3-4 pick up trucks and trailers entering and exiting premises at various times of the day. Access is available by existing easement off of Toft Lane.

Sincerely yours,

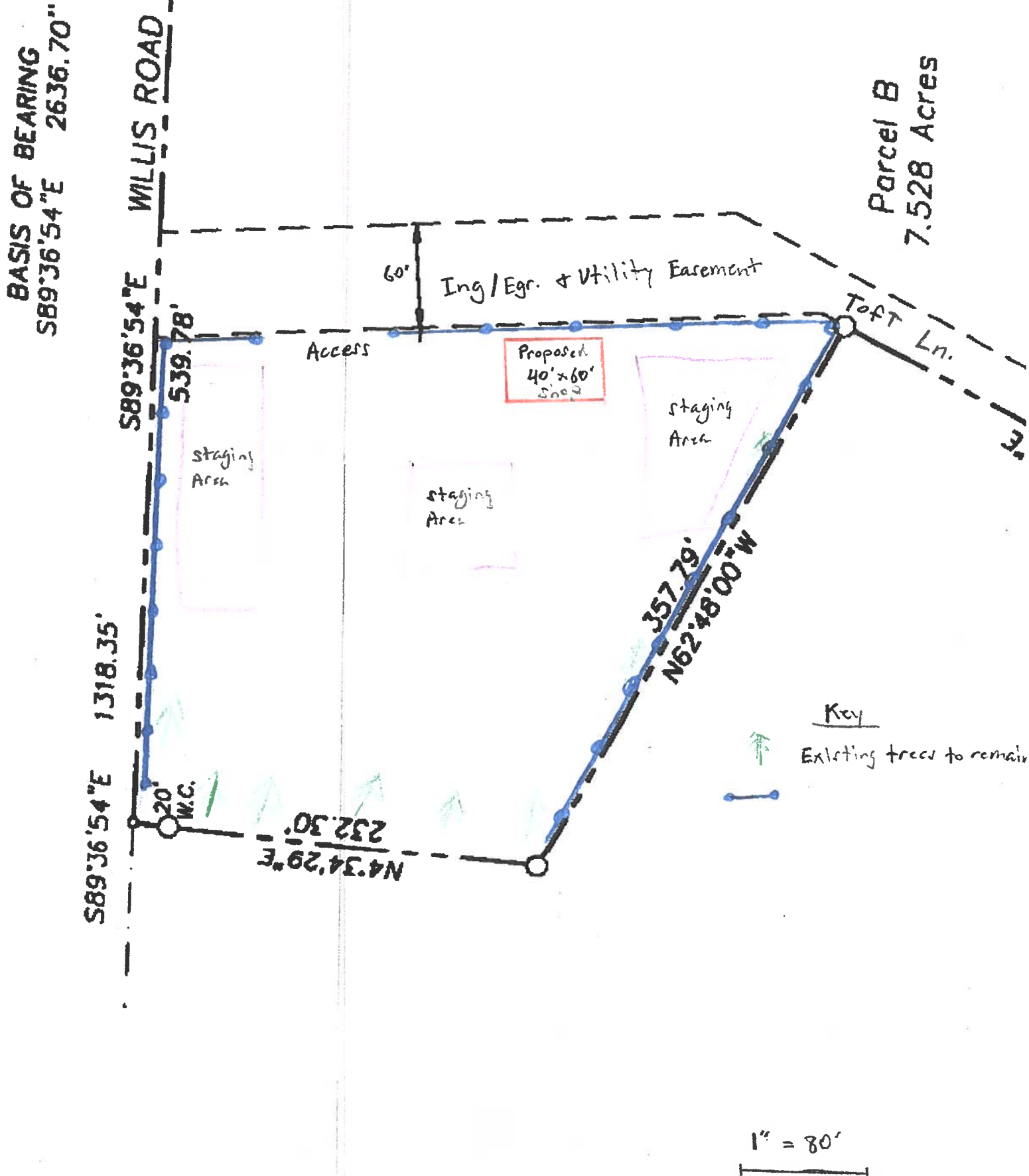
A handwritten signature in black ink, appearing to read "Kyle Steadman". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

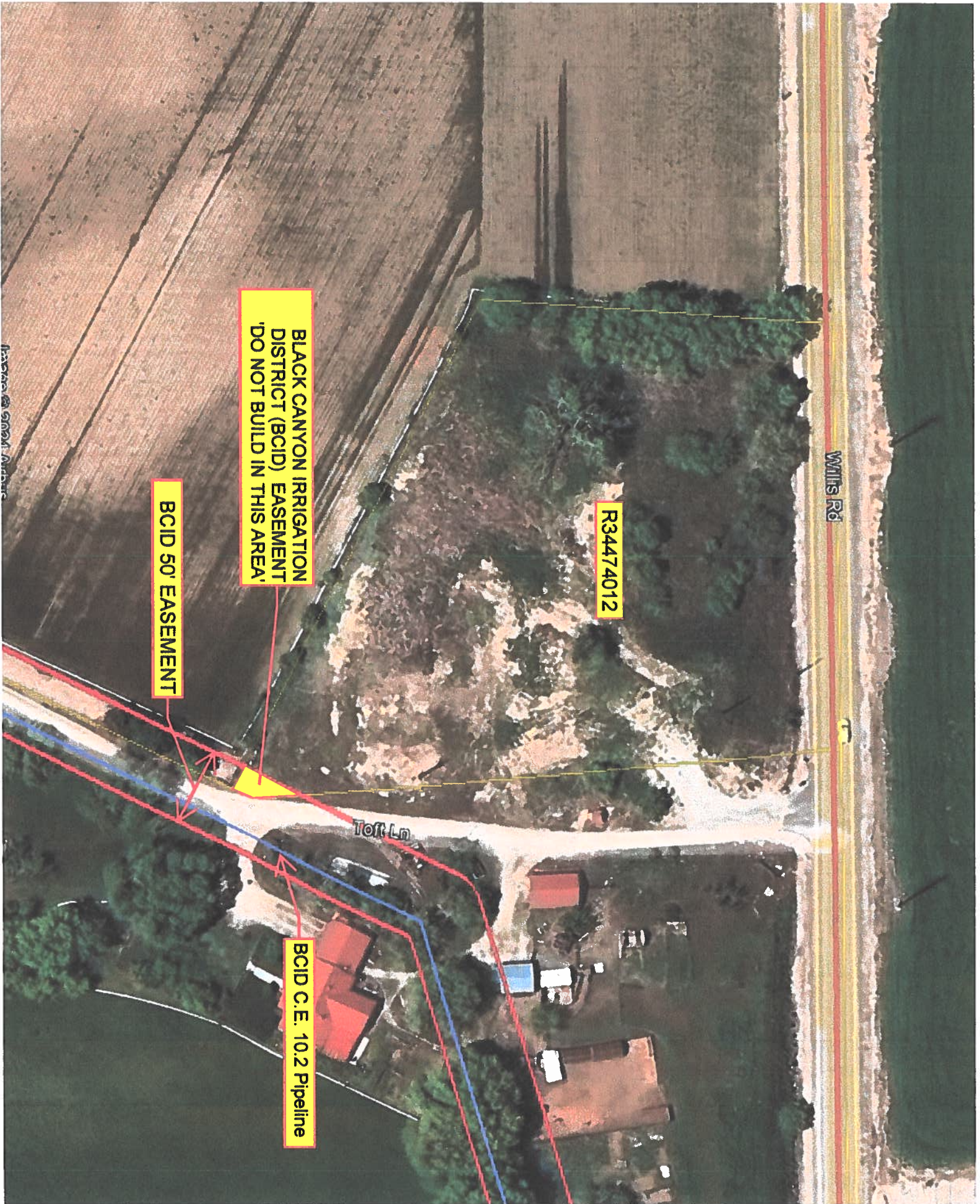
Kyle Steadman, Owner, Steady Earthworks LLC

Site Plan

TBD 0Toft Ln.
Caldwell, ID 83607

Provided By owner:
Kyle Steadman





R34474012 PARCEL INFORMATION REPORT

9/4/2024 8:54:37 AM

PARCEL NUMBER: R34474012

OWNER NAME: STEADMAN KYLE

CO-OWNER:

MAILING ADDRESS: 14755 HILLSIDE DR CALDWELL ID 83607

SITE ADDRESS: 0 TOFT LN

TAX CODE: 0320000

TWP: 4N **RNG:** 3W **SEC:** 03 **QUARTER:** NE

ACRES: 2.18

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0235F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NE CANYON CO.

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2024013569

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 03-4N-3W NE TX 22238 IN GOVT LT 2

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

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? _____

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

N/A

5. **ACCESS:**

- ☐ Frontage ☒ Easement Easement width 60 Ft. Inst. # 2018-016816

6. **INTERNAL ROADS:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # 2018-016816

7. **FENCING**

- ☒ Fencing will be provided (Please show location on site plan)

Type: Berm with privacy fence Height: 6 Ft.

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

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

N/A

RESIDENTIAL USESN/A**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:** Contractor shop & staging area**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 7am to 5pm
☒ Tuesday 7am to 5pm
☒ Wednesday 7am to 5pm
☒ Thursday 7am to 5pm
☒ Friday 7am to 5pm
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 2-4 ☐ 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? N/A

Is there is a loading or unloading area? N/A

	ANIMAL CARE-RELATED USES	N A
1. MAXIMUM NUMBER OF ANIMALS: _____		
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?		
<input type="checkbox"/> Building <input type="checkbox"/> Kennel <input type="checkbox"/> Individual Housing <input type="checkbox"/> Other _____		
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?		
<input type="checkbox"/> Building <input type="checkbox"/> Enclosure <input type="checkbox"/> Barrier/Berm <input type="checkbox"/> Bark Collars		
4. ANIMAL WASTE DISPOSAL		
<input type="checkbox"/> Individual Domestic Septic System <input type="checkbox"/> Animal Waste Only Septic System		
<input type="checkbox"/> Other: _____		

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: <u>TBD Toft Lane</u>	Parcel Number: <u>R 34474012</u>
City: <u>Caldwell</u>	State: <u>Idaho</u> ZIP Code: <u>83607</u>
Notices Mailed Date: <u>June 3, 2024</u>	Number of Acres: <u>2.17</u> Current Zoning: <u>Ag.</u>
Description of the Request: <u>Conditional Use permit for contractor shop & staging area</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Kyle Steadman</u>
Company Name: <u>Steady Earthworks</u>
Current address: <u>14755 Hillside Drive</u>
City: <u>Caldwell</u> State: <u>Idaho</u> ZIP Code: <u>83607</u>
Phone: <u>208.670.5724</u> Cell: <u>same</u> Fax:
Email: <u>steadyearthworks@gmail.com</u>

MEETING INFORMATION

DATE OF MEETING: <u>June 14, 2024</u>	MEETING LOCATION: <u>on site</u>	
MEETING START TIME: <u>6:30 pm</u>	MEETING END TIME: <u>7:00 pm</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	email or home ADDRESS:
1. <u>ALBERTA du JARDIN</u>	<u>Alberta du Jardin</u>	<u>bededujardin@gmail.com</u>
2. <u>Amy Roberts</u>	<u>Amy Roberts</u>	<u>Amy@AmyzingAmy.com</u>
3. <u>AUDRA COFFELT</u>	<u>Audra Coffelt</u>	<u>AUDRAOFFELT10@gmail.com</u>
4. <u>Jacquelyn Orcutt</u>	<u>Jacquelyn Orcutt</u>	<u>N/A</u>
5. <u>Charles McPherson</u>	<u>Charles E McPherson</u>	<u>charles.mcpherson@vallix.com</u>
6.		<u>208-573-2845</u>
7.		
8.		
9.		

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R34477102	EVANS J NEIL	23857 BREYER RD	CALDWELL	ID	83607
R34477103	ROBERTS AMY	23833 BREYER RD	CALDWELL	ID	83607
R34478	DUJARDIN FAMILY TRUST	23850 FREEZEOUT RD	CALDWELL	ID	83607
R34474012	SOTELO ARNULFO S	6930 HWY 44	STAR	ID	83669
R34474	ORCUTT JACQUOLYN C	23948 TOFT LN	CALDWELL	ID	83607
R34474010	COFFELT AUDRA A	23832 TOFT LN	CALDWELL	ID	83607
R34478010	DU JARDIN FAMILY TRUST TRUST B	23850 FREEZEOUT RD	CALDWELL	ID	83607
R34474011	COFFELT CARL	14291 WILLIS RD	CALDWELL	ID	83607
R34477104	ABEL ANDREA ARNAE	23809 BREYER RD	CALDWELL	ID	83607
R38172	DOORNENBAL FARMS	26956 CEMETERY RD	MIDDLETON	ID	83644
R38173	DOORNENBAL FARMS	26956 CEMETERY RD	MIDDLETON	ID	83644

Letters sent 6/4

Date/Time of Meeting

6/14 6:30-7pm



AGENCY ACKNOWLEDGMENT

Date: September 23, 2024

Applicant: Kyle Steadman

Parcel Number: R34474012

Site Address: Toft Lane Caldwell, Idaho 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 09/09/2024 Signed: _____

Anthony Lee
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: HD4

☒ Applicant submitted/met for official review.

Date: 9/4/24 Signed: _____

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

Irrigation District:

District: Black Canyon Irrigation

☒ Applicant submitted/met for official review.

Date: 9/23/24 Signed: _____

Donald B. Poynter
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: 9.24.24 Signed: _____

[Signature]
Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: Sept. 2, 2024
Applicant: Kyle Steadman
Parcel Number: R34474012
Site Address: TBD Toft Lane Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 09/09/2024 Signed: Anthony Jee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 9/23/24 Signed: Victor Telas, Deputy Chief
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: Middleton RFD

Highway District:

☒ Applicant submitted/met for official review.

Date: 9/4/24 Signed: Z. Nees
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

District: HD4

Irrigation District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

District: _____

Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 9/11/2024 Signed: N/A
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: Middleton

Received by Canyon County Development Services:

Date: 9.24.24 Signed: _____
Canyon County Development Services Staff

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



2024-013569
RECORDED
05/03/2024 02:23 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 EHOWELL \$15.00
TYPE: DEED
EMPIRE TITLE, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Arnulfo S. Sotelo and Reyna A. Sotelo, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Kyle Steadman, a married man as his sole and separate property GRANTEE(s),

whose current address is: 14755 Hillside Dr., Caldwell ID 83607

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

SEE ATTACHED EXHIBIT A

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

Dated this 05-02-24

Arnulfo S. Sotelo
Arnulfo S. Sotelo

Reyna A. Sotelo
Reyna A. Sotelo

State of North Dakota
County Duan

On this 2nd day of May, in the year of 2024, before me the undersigned Notary Public in and for said State, personally appeared **Arnulfo S. Sotelo and Reyna A. Sotelo**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public for North Dakota
Residing at: Dickinson ND
My Commission Expires: Nov 24, 2025

MICHAEL SCHWAB
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES NOV 24, 2025

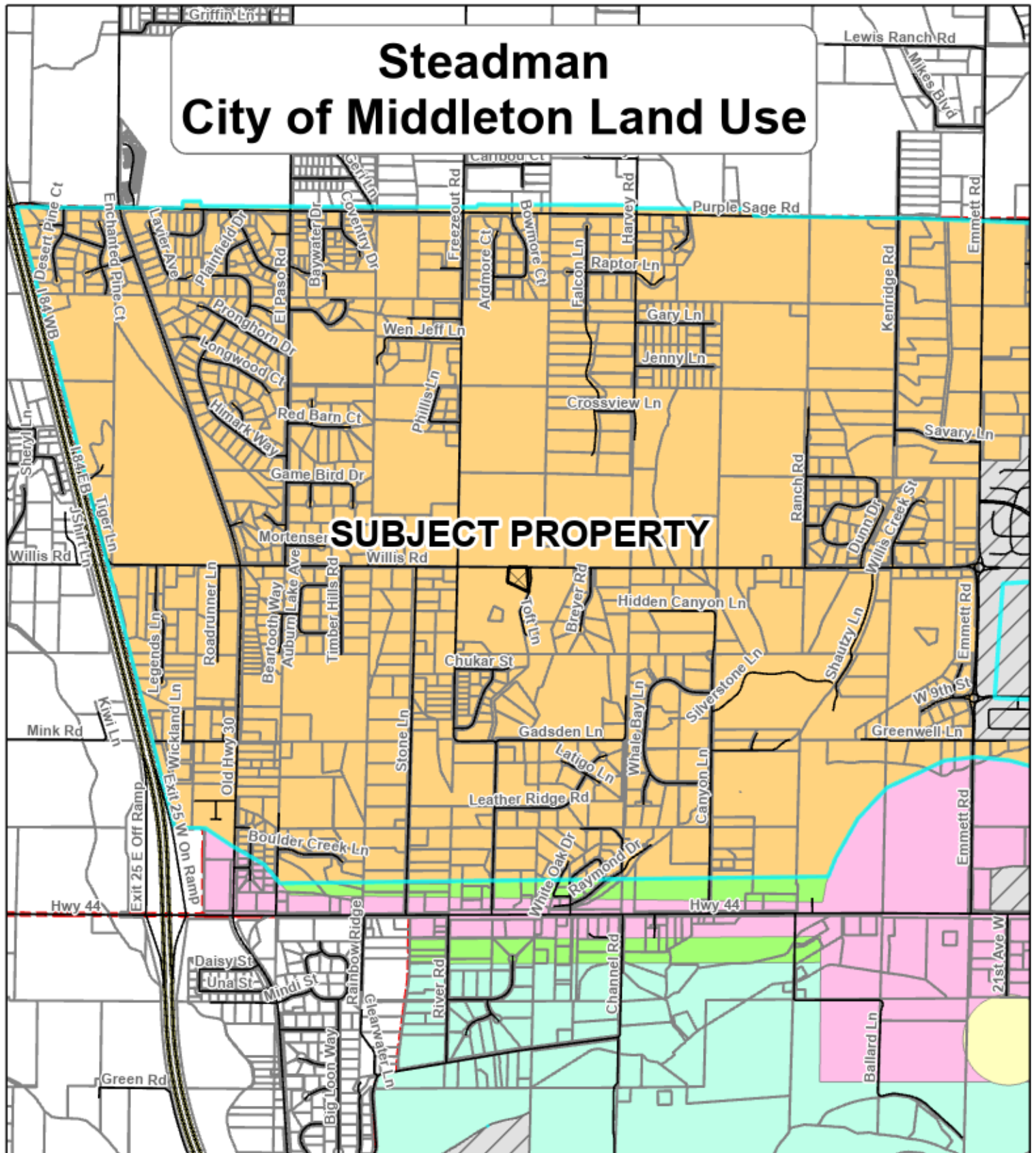
EXHIBIT A

A parcel of land being a portion of the Government Lot 2 of Section 3, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Government Lot 1;
Thence N 89°36'51" W a distance of 1318.32 feet along the north boundary of Government Lot 1 to the northeast corner of Government Lot 2;
Thence N 89°36'51" W a distance of 260.41 feet along the north boundary of Government Lot 2 to the POINT OF BEGINNING;
Thence S 04°05'06" Ea distance of 380.58 feet;
Thence S 26°22'54" W a distance of 15.25 feet;
Thence N 62°48'02" W a distance of 357.79 feet;
Thence N 04°34'27" Ea distance of 232.35 feet to a point on the North boundary of Government Lot 2;
Thence S 89°36'51" Ea distance of 279.37 feet along the north boundary of Government Lot 2 to the POINT OF BEGINNING.

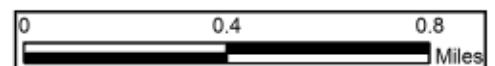
Steadman City of Middleton Land Use

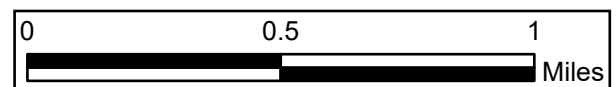
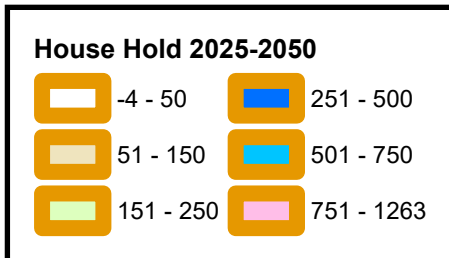
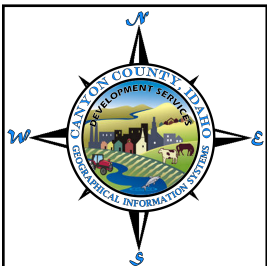
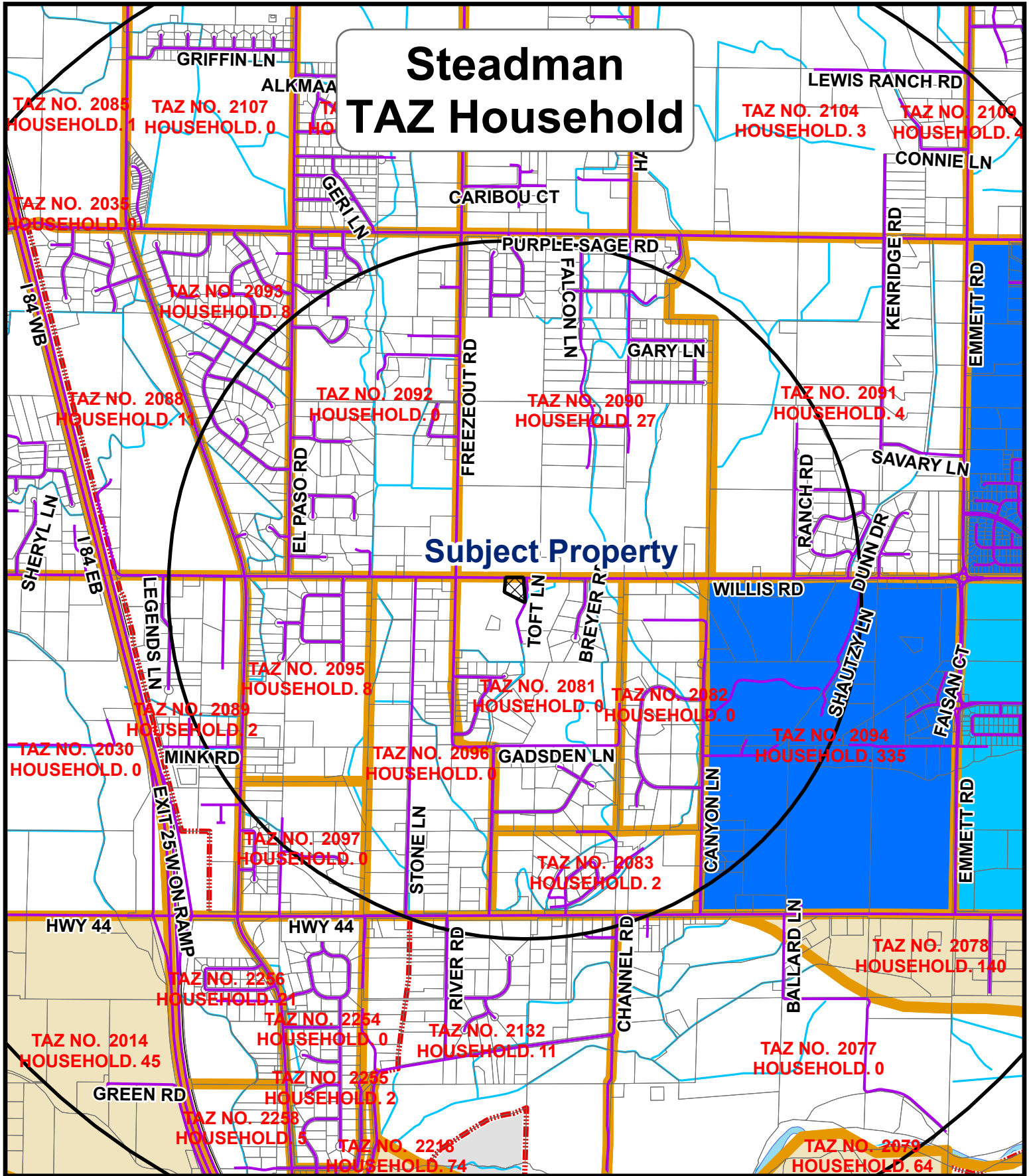
SUBJECT PROPERTY

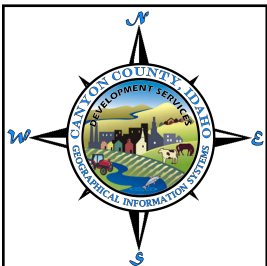
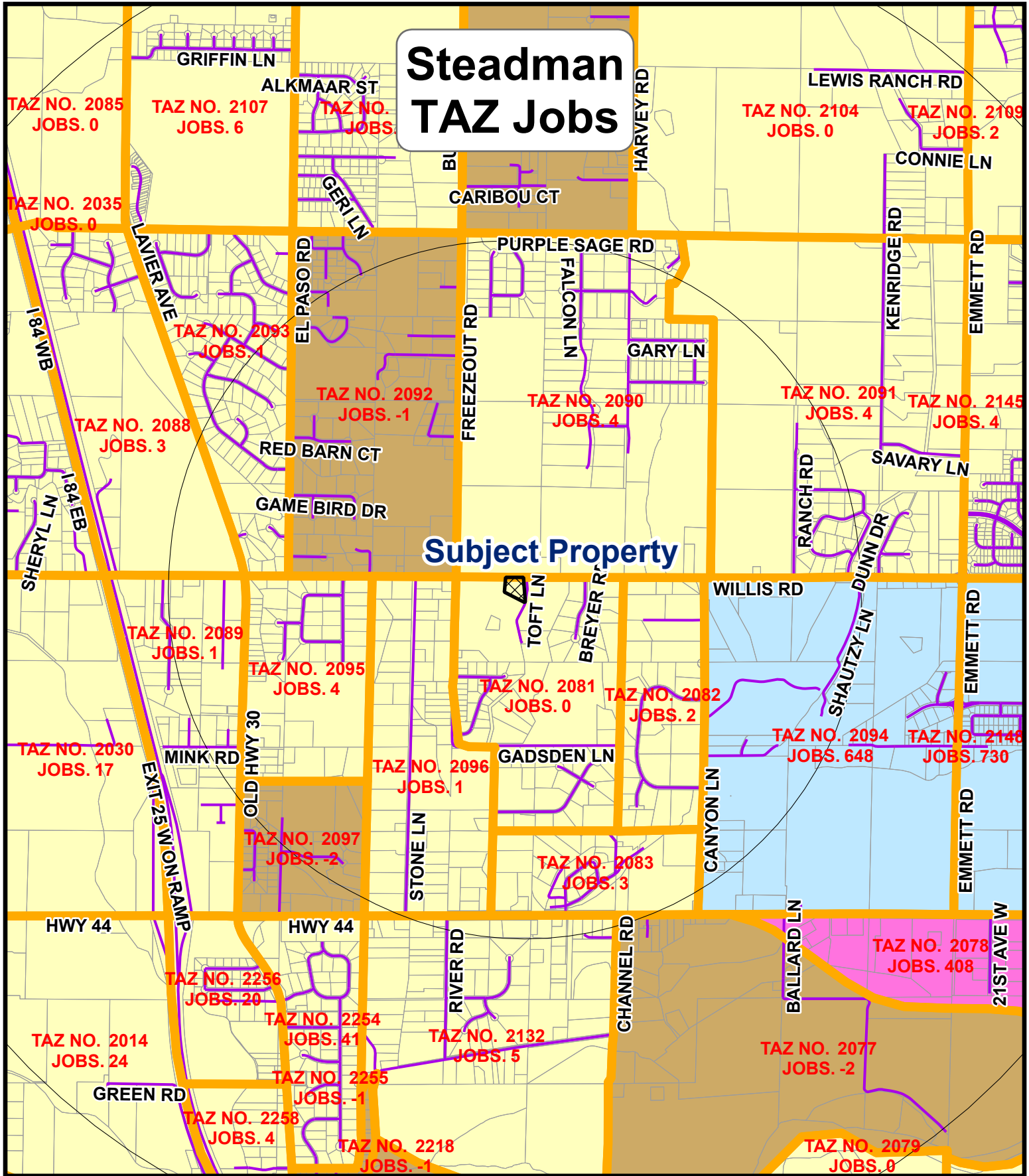


MiddletonCompPlan

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

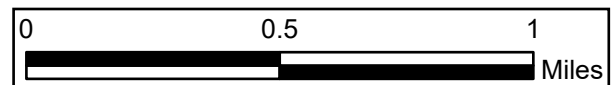






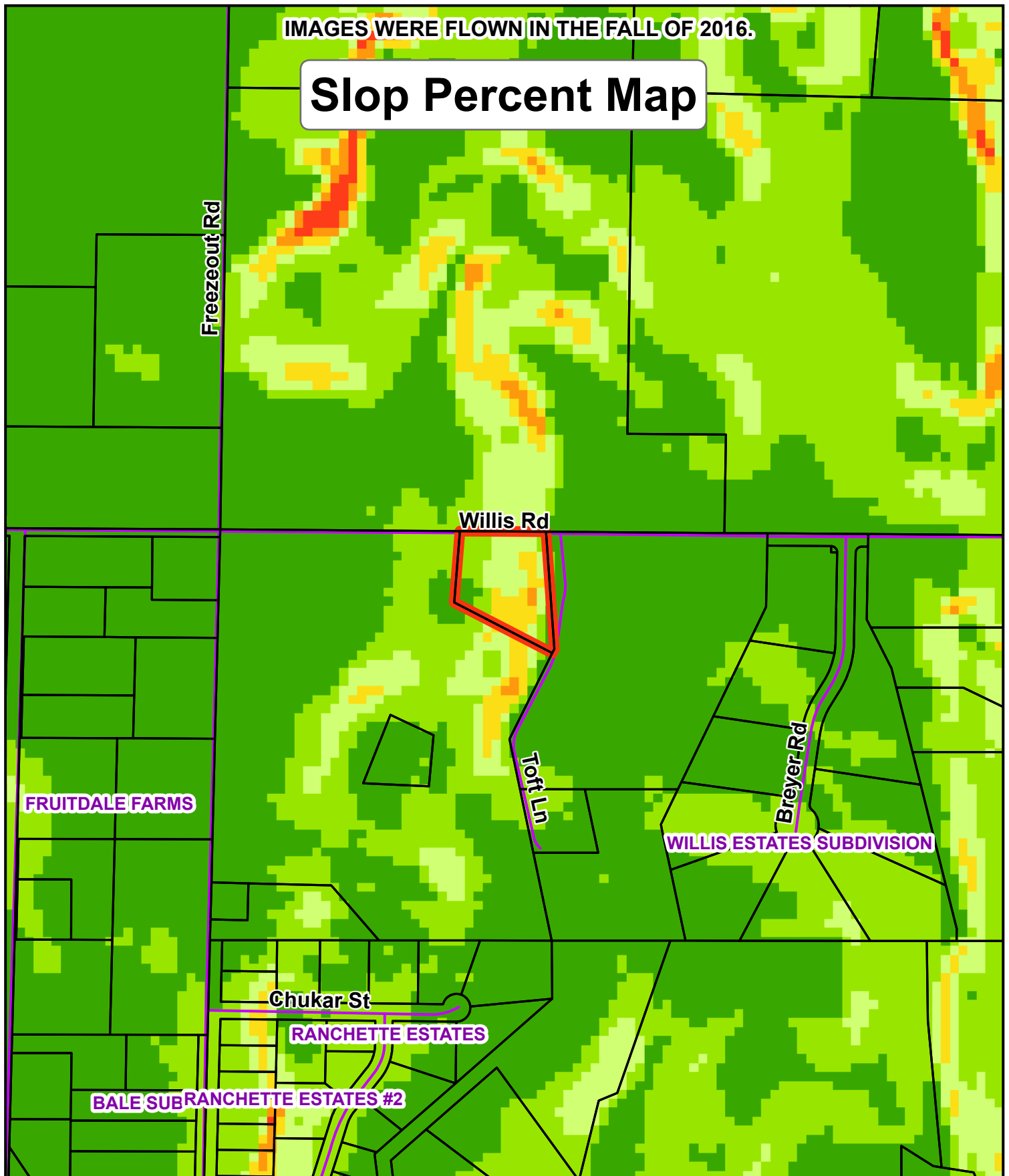
Jobs 2025-2050

0 - 100	251 - 500
101 - 250	501 - 1000
-1	1001 - 2148



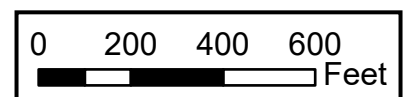
IMAGES WERE FLOWN IN THE FALL OF 2016.

Slop Percent Map

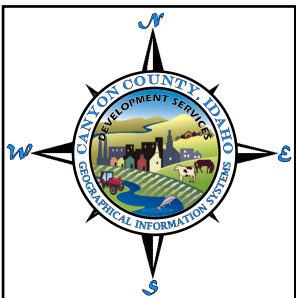
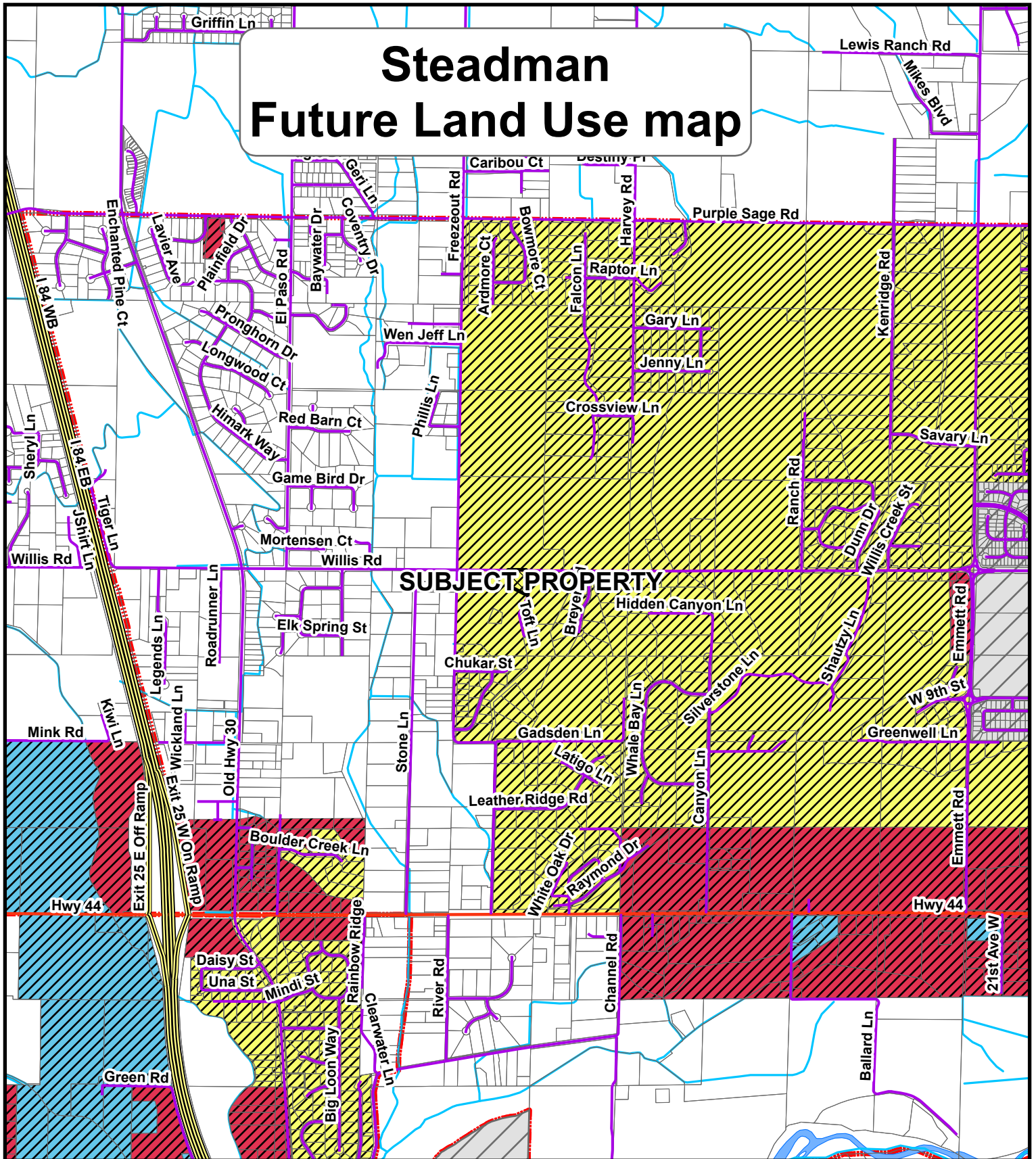


Slop Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



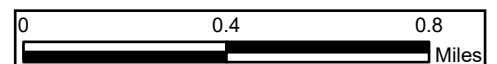
Steadman Future Land Use map



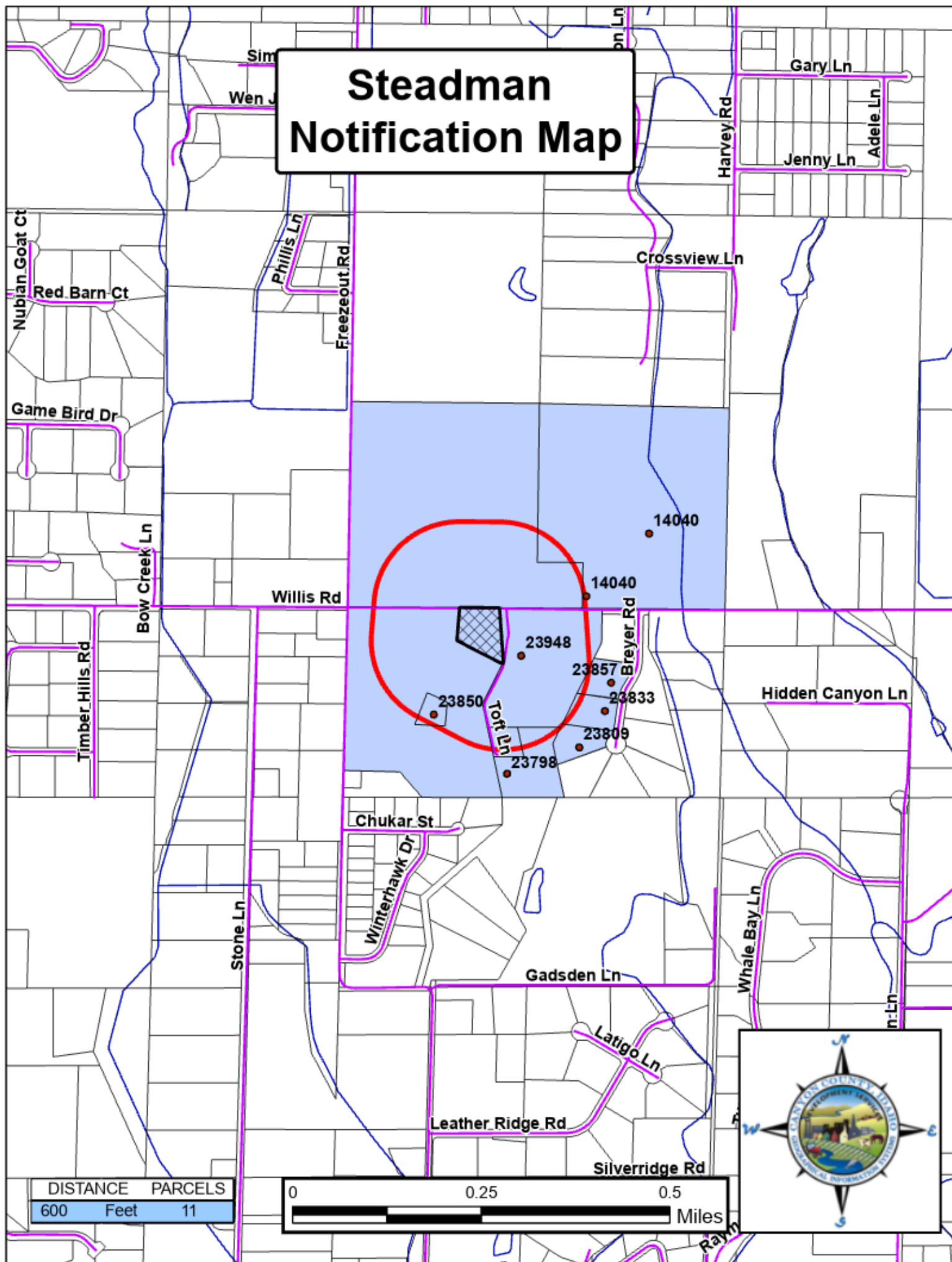
Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

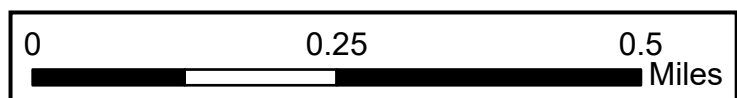
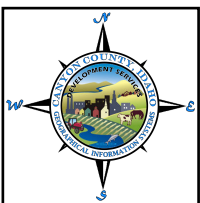
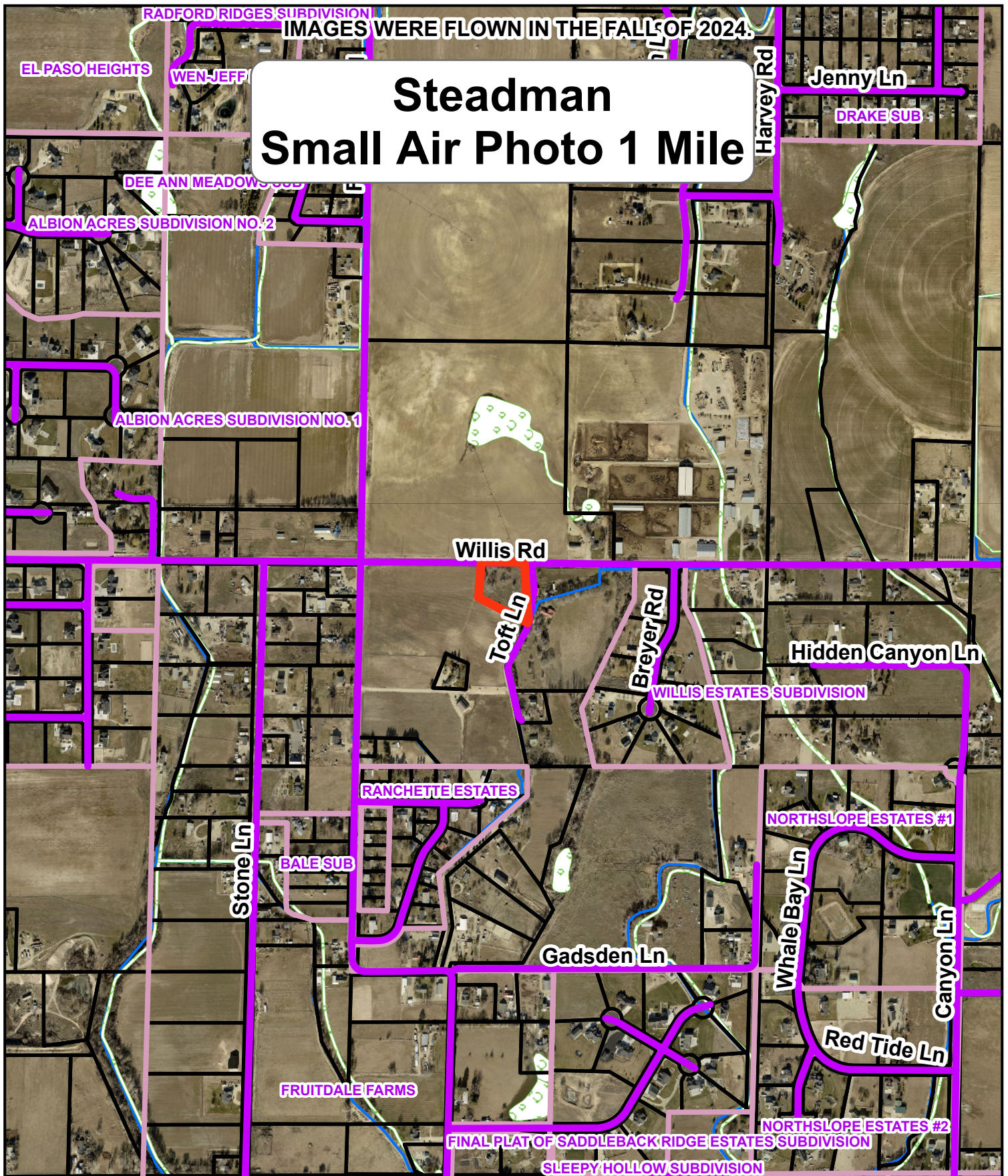


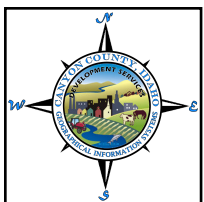
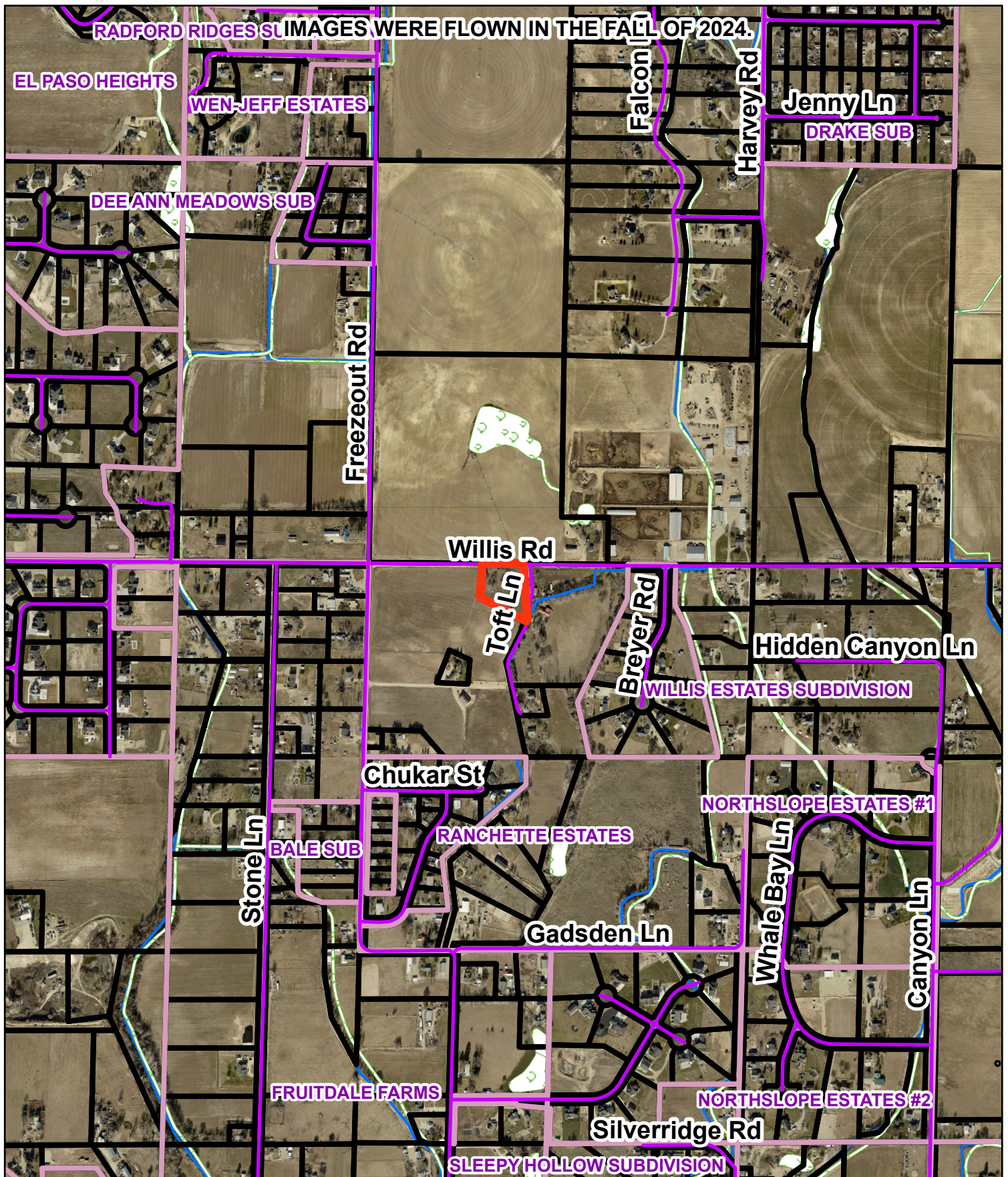
Steadman Notification Map



IMAGES WERE FLOWN IN THE FALL OF 2024.

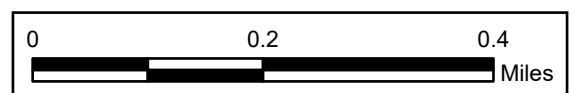
Steadman Small Air Photo 1 Mile





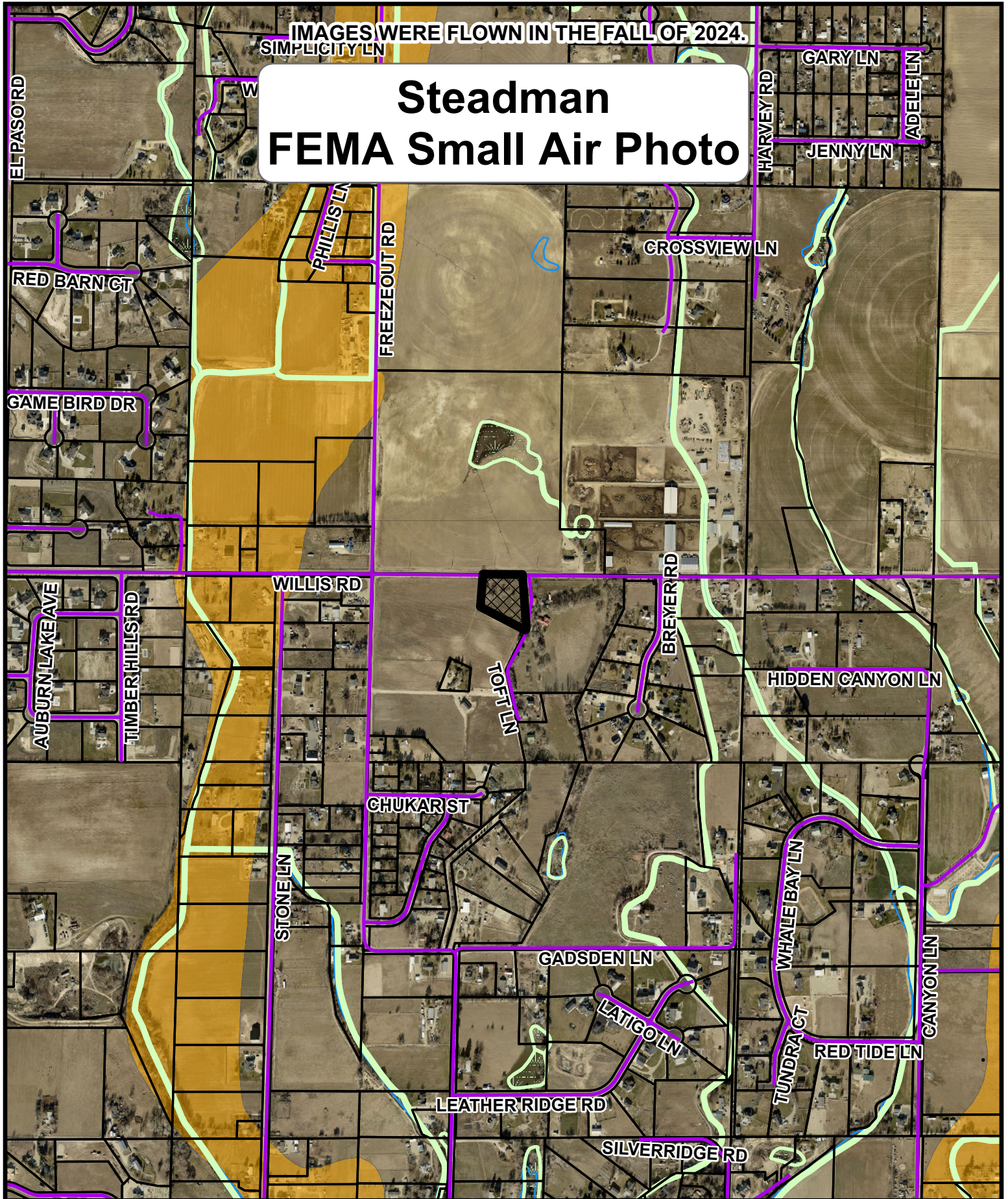
Legend

-  Wetlands
-  City_Limits



IMAGES WERE FLOWN IN THE FALL OF 2024.

Steadman FEMA Small Air Photo



Legend	
SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



Steadman Small Vicinity Map

DOORNENBAL
FARMS
AC 45.64

Willis Rd
SUBJECT PROPERTY

DU JARDIN FAMILY
TRUST TRUST B
AC 26.92

ORCUTT
AC 12.32

Freezeout Rd

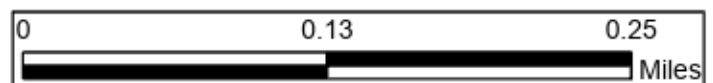
Stone Ln

Toft Ln

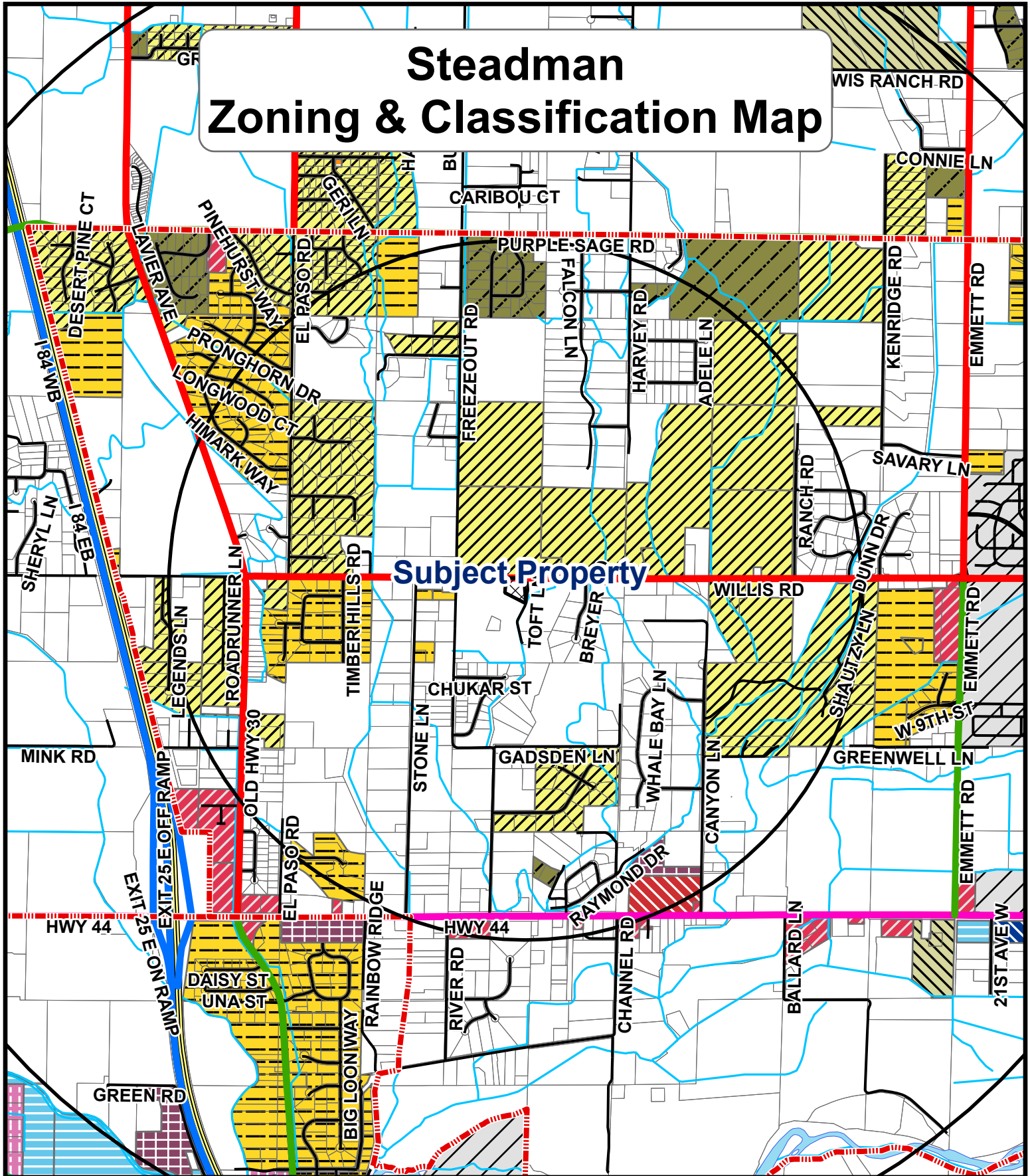
Breyer Rd

Chukar St

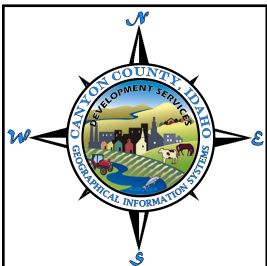
Winterhawk Dr



Steadman Zoning & Classification Map



Subject Property



Current Zoning

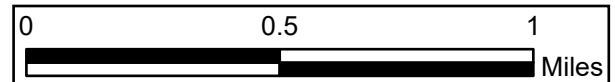
- RR
- CR-RR
- R1
- CR-R1
- R2
- C

ITD Functional Classification

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

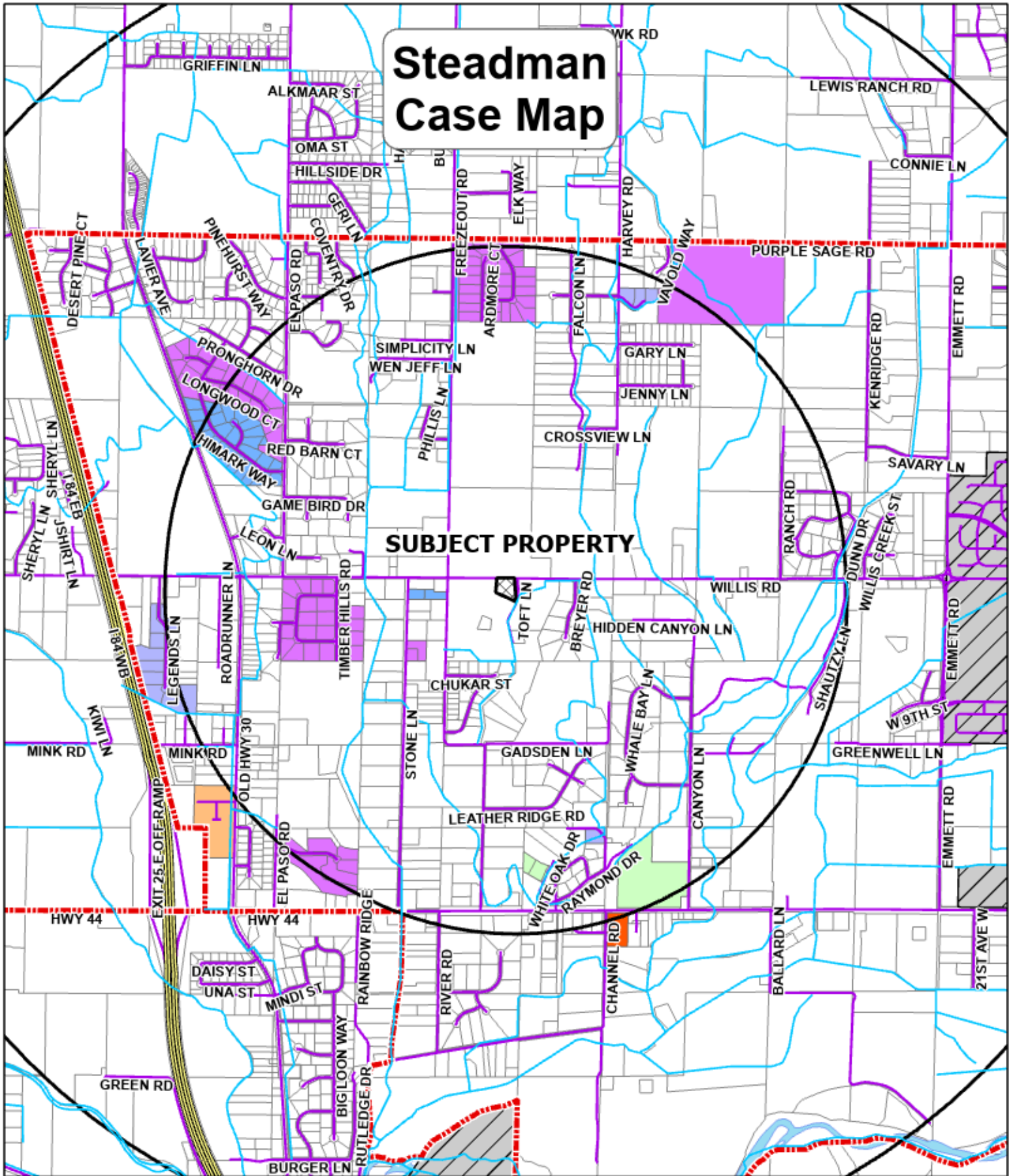
ITD Functional Classification

- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials

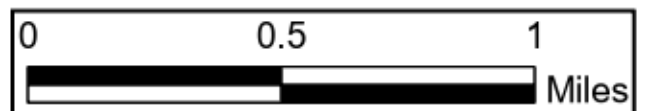


Steadman Case Map

SUBJECT PROPERTY



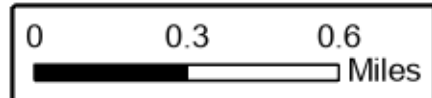
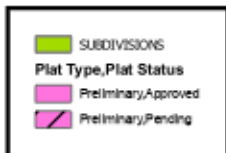
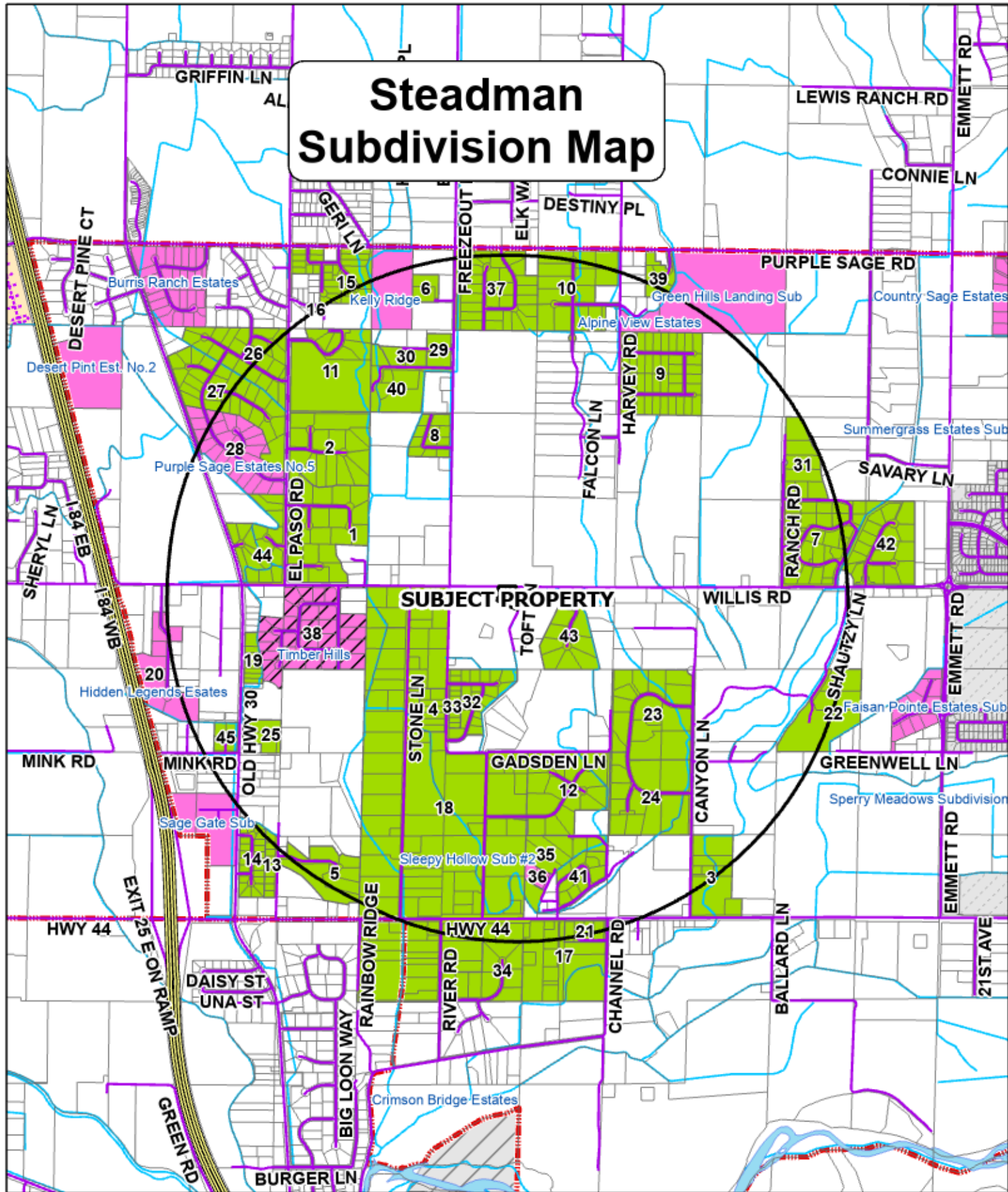
YEAR	
Year	
2020	2023
2021	2024
2022	2025



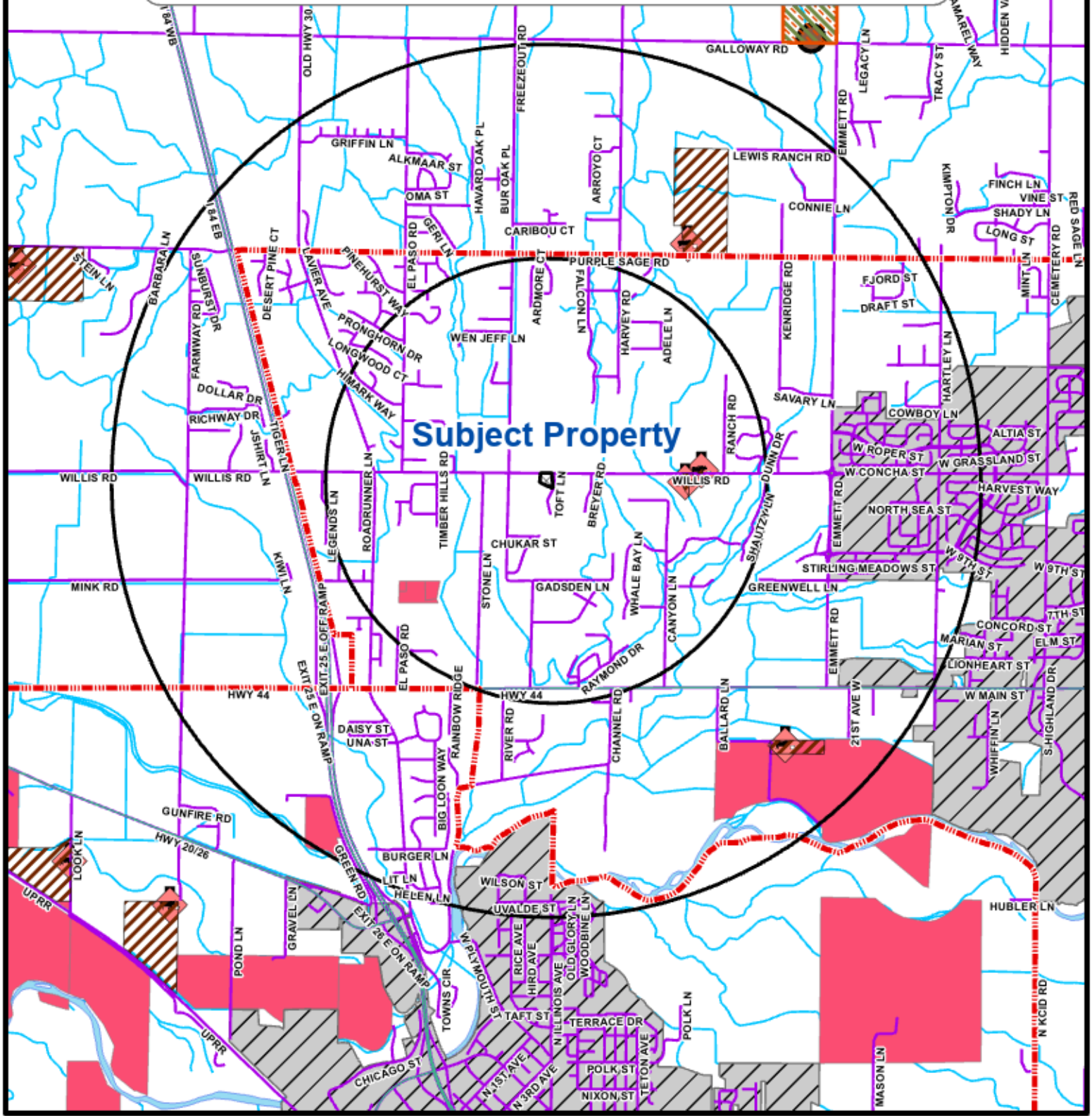
CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2019-0004	Boulder Creek Sub	Boulder Creek Sub	APPROVED
2	SD2018-0019	Plat - Green Hills Landing Sub	Green Hills Landing Sub	APPROVED
3	RZ2021-0016	Rezpme AG to R 1	Guijaro	APPROVED
4	RZ2021-0016	Rezpme AG to R 1	Guijaro	APPROVED
5	SD2022-0003	Hidden Legends Estates Sub	Hidden Legends Estates Sub	APPROVE
6	CU2022-0032	Cup for school	Jones	APPROVED
7	CR2022-0007	Rezone CR-C1 to CR-C2	Payne	APPROVED
8	RZ2022-0006	Rezone AG to CR-R1	Phoenix	APPROVED
9	SD2020-0026	Plat - Purple Sage Esates No.5	Plat - Purple Sage Esates No.5	APPROVED
10	SD2019-0043	Purple Sage Estaates No.4	Purples Sage Estates No.4	APPROVED
11	CU2021-0009	Planned Unit Development	Sage Gate Storage & Business Park	DENIED
12	SD2023-0011	Sage Gate Storage Preliminary Plat	Sage Gate Storage Sub	APPROVED
13	SD2023-0008	Sleep Hollow Sub #2	Sleep Hollow Sub #2	APPROVED
14	SD2020-0010	reliminary Plat - Spring Hills Ranch Su	Spring Hills Ranch Sub	APPROVED
15	CU2022-0031	RV Storage	TOUPS TYLER	Approved W/ conditional
16	Trison Estates Sub	0	Trison Estates Sub	Approved
17	RZ2019-0040	Rezone AG to R1	Wangsgard, Kathi	APPROVED
18	CR2022-0026	AG to CR-R1	Woodruff	APPROVED

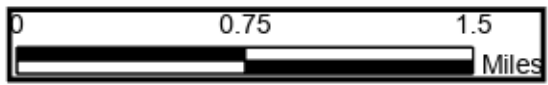
Steadman Subdivision Map



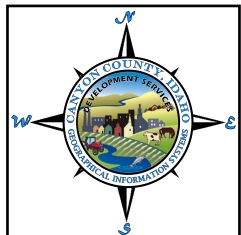
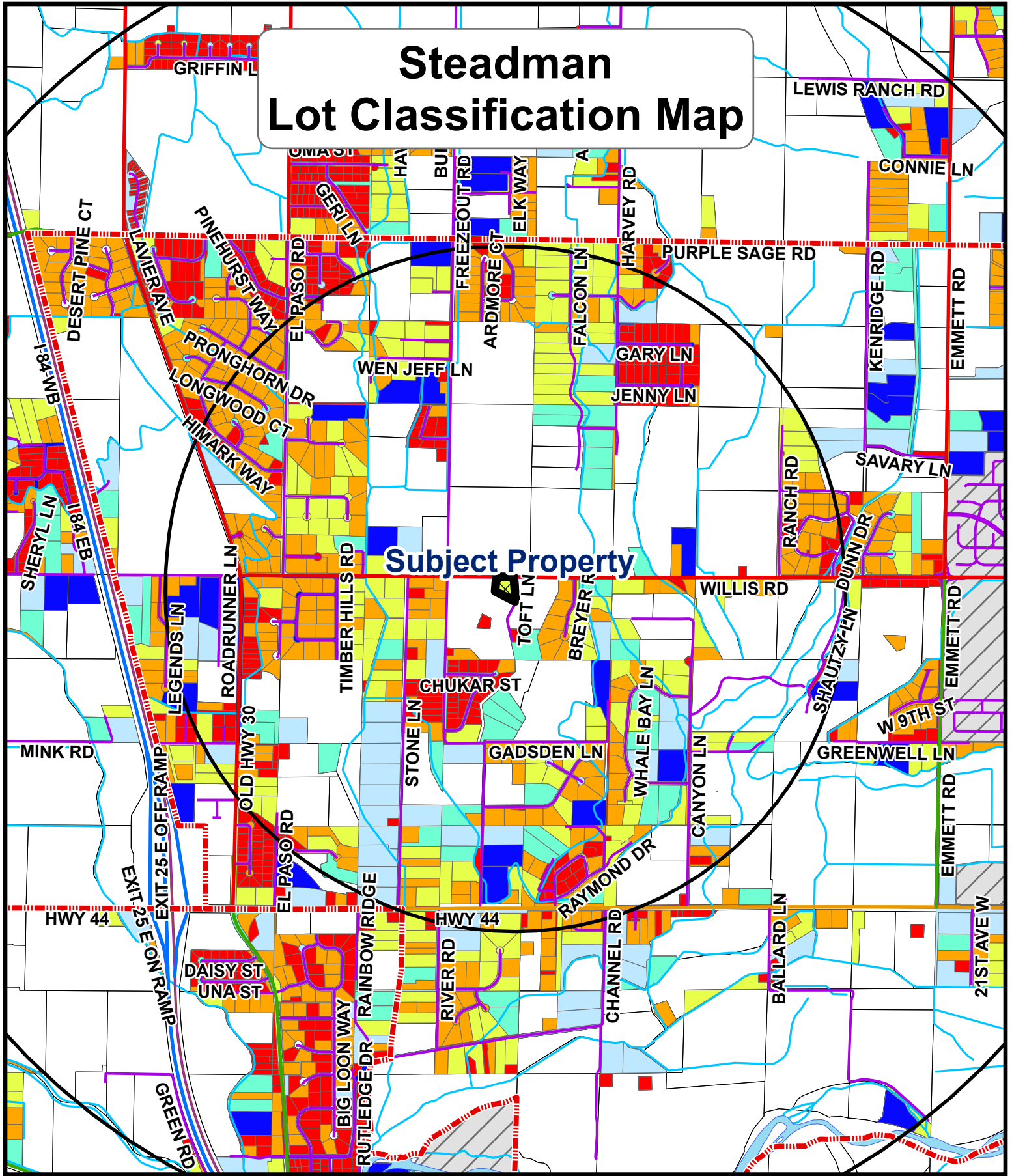
Steadman Dairy, Feedlot, and Gravel Pit Map



	FEEDLOTS
	DAIRIES
	GRAVELPITS

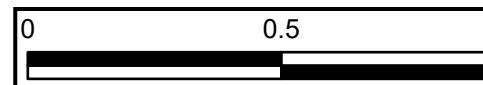


Steadman Lot Classification Map



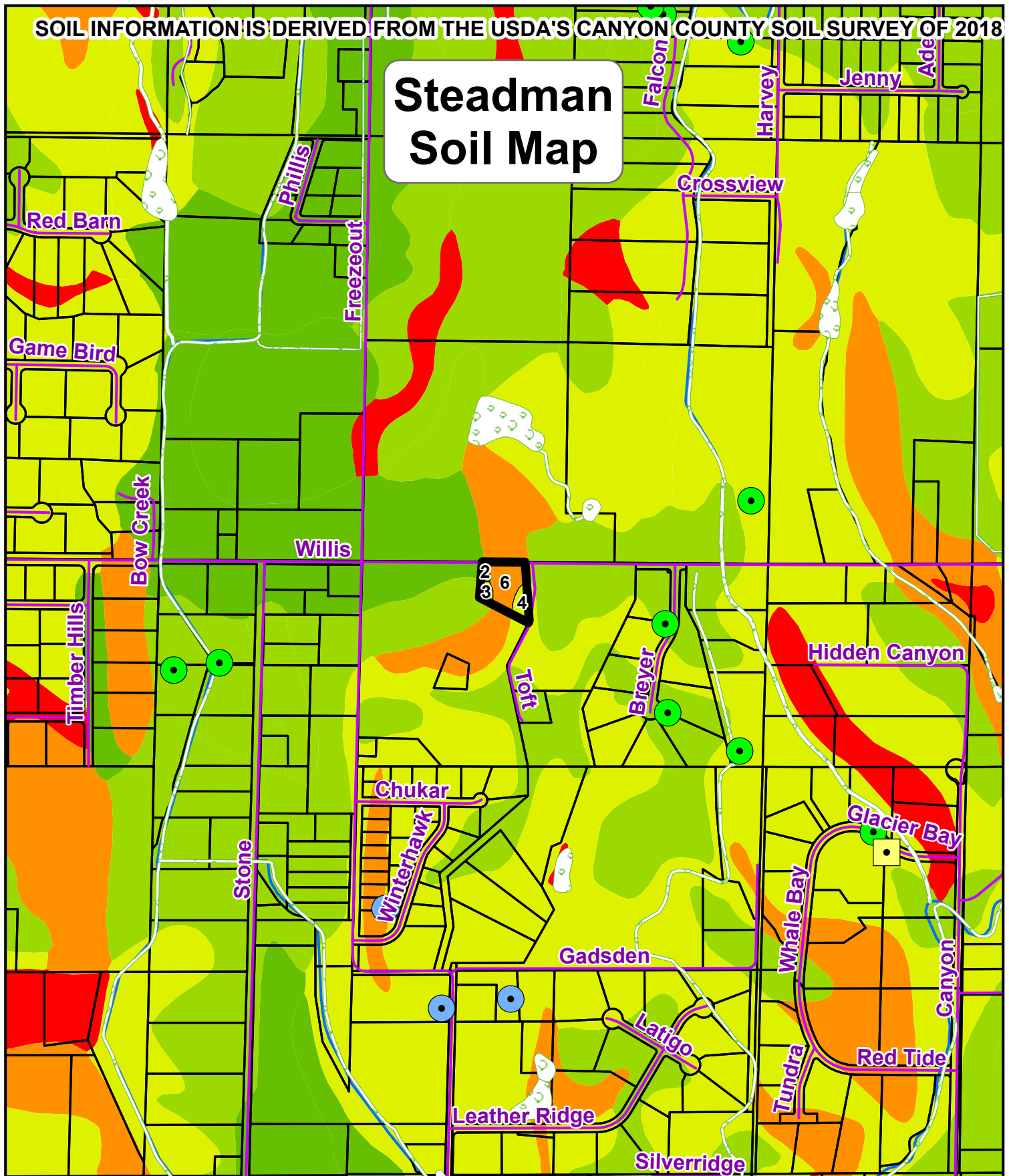
Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

ITD Functional Classification	
Interstate	Minor Arterial
Major Collector	Minor Collector
Other Principal Arterials	



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

Steadman Soil Map



Nitrate Priority Wells

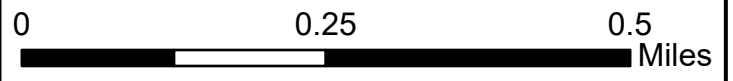
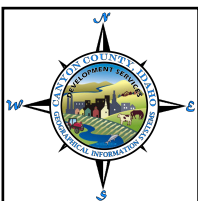
- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_



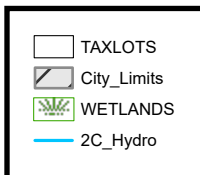
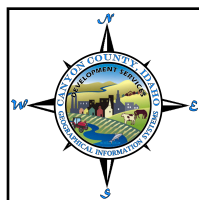
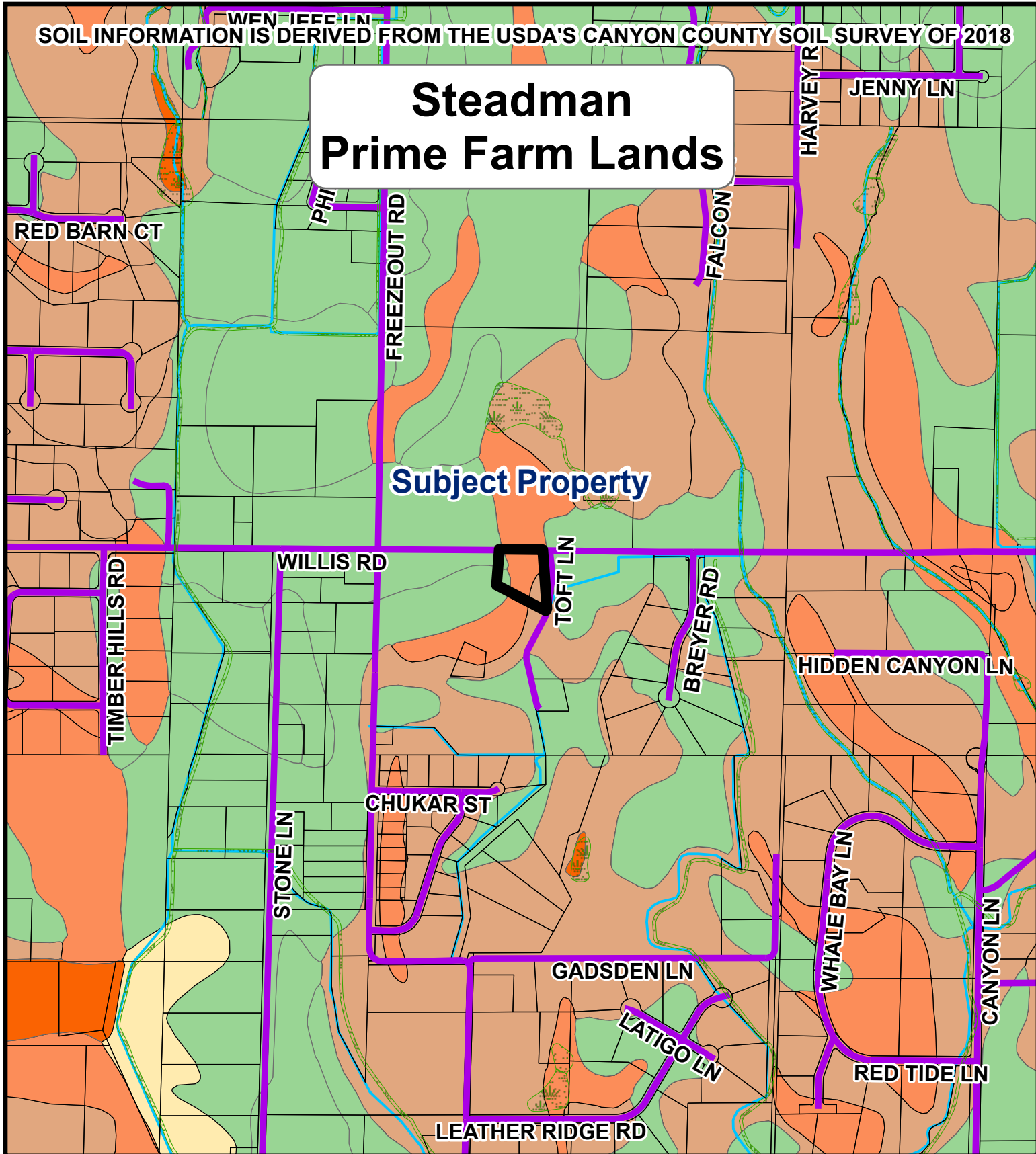
Wetlands



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

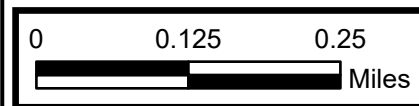
Steadman Prime Farm Lands

Subject Property



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
6	LEAST SUITED SOIL	58963.99	1.35	62.15%
2	BEST SUITED SOIL	5770.88	0.13	6.08%
4	MODERATELY SUITED SOIL	19807.83	0.45	20.88%
3	MODERATELY SUITED SOIL	10329.34	0.24	10.89%
		94872.05	2.18	100%

FARMLAND REPORT

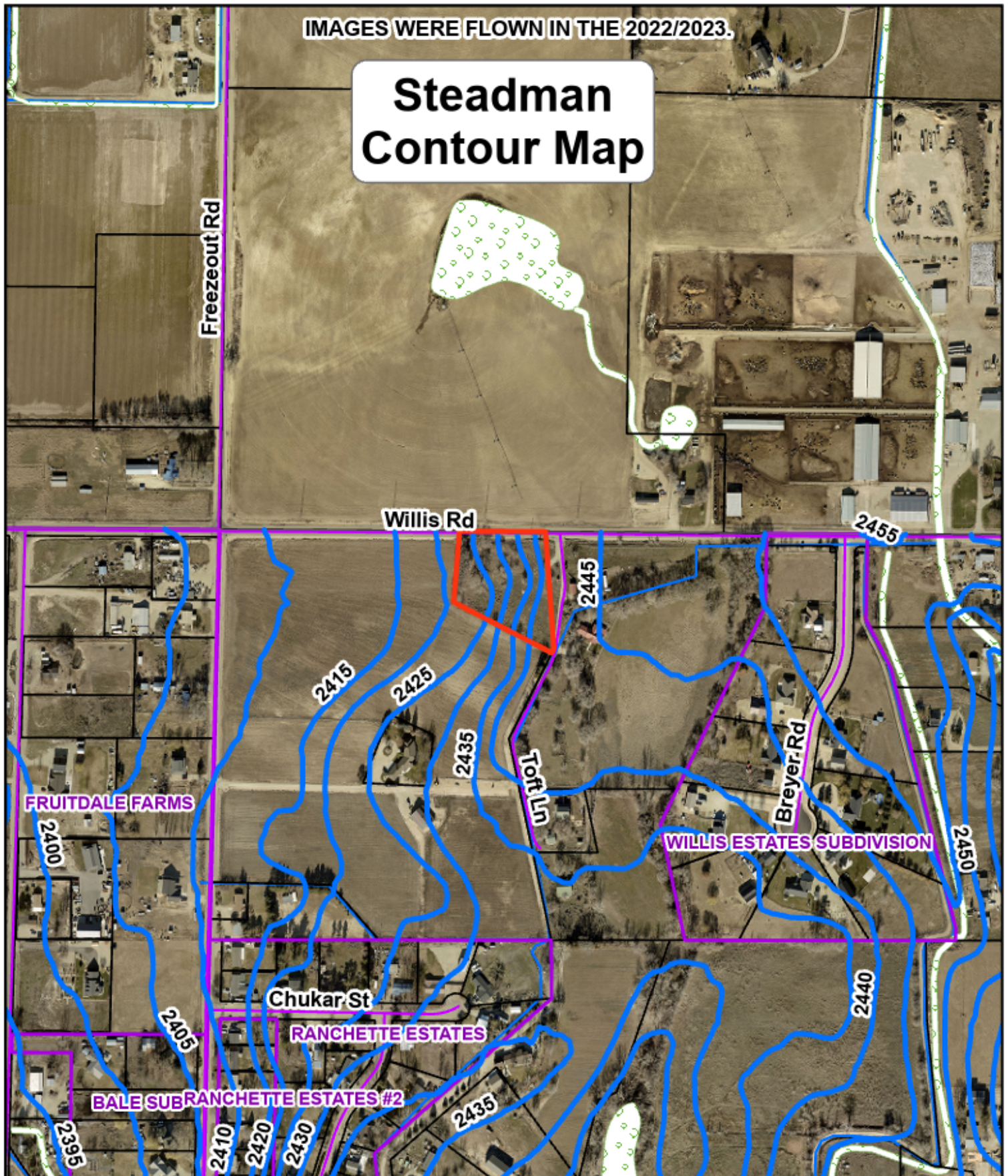
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhD	Not prime farmland	58963.99	1.35	62.15%
JeB	Prime farmland if irrigated	5770.88	0.13	6.08%
EvC	Farmland of statewide importance, if irrigated	19807.83	0.45	20.88%
PhB	Prime farmland if irrigated	10329.34	0.24	10.89%
		94872.05	2.18	100%

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

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

IMAGES WERE FLOWN IN THE 2022/2023.

Steadman Contour Map



Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

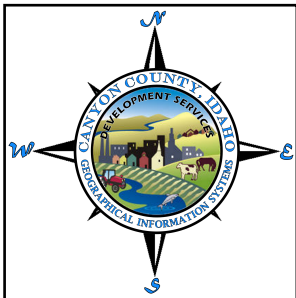
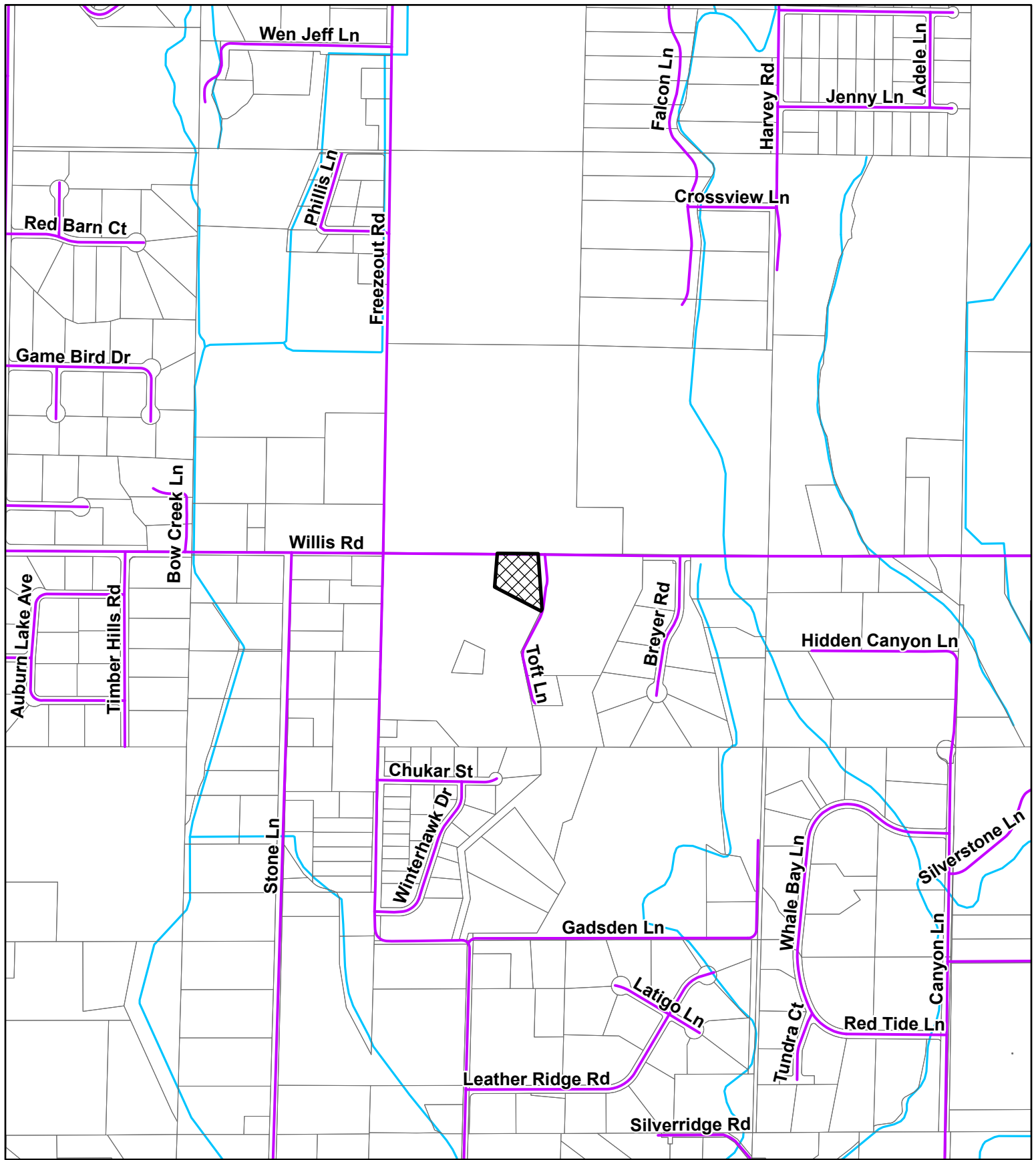
0 200 400 600 Feet

SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
45	1194.21	652	1.83	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
8	194.69	119	1.64	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
11	12.62	2.18	0.83	45.64
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ALBION ACRES SUBDIVISION NO. 1	1	5N3W34	41.10	19	2.16	COUNTY (Canyon)	2018
ALBION ACRES SUBDIVISION NO. 2	2	5N3W34	33.13	14	2.37	COUNTY (Canyon)	2018
ATKINSON SUB	3	4N3W02	21.36	10	2.14	COUNTY (Canyon)	1971
BALE SUB	4	4N3W03	7.08	7	1.01	COUNTY (Canyon)	1990
BOULDER CREEK SUBDIVISION	5	4N3W03	18.01	7	2.57	COUNTY (Canyon)	2020
CHAMBERLAIN SUBDIVISION	6	5N3W34	4.25	2	2.12	COUNTY (Canyon)	2014
D&S PURPLE SAGE RANCHETTES	7	5N3W35	36.47	31	1.18	COUNTY (Canyon)	1972
DEE ANN MEADOWS SUB	8	5N3W34	9.71	12	0.81	COUNTY (Canyon)	1974
DRAKE SUB	9	5N3W35	40.05	41	0.98	COUNTY (Canyon)	1973
EAGLES NEST ESTATES	10	5N3W34	35.62	11	3.24	COUNTY (Canyon)	1998
EL PASO HEIGHTS	11	5N3W34	37.90	7	5.41	COUNTY (Canyon)	1998
T OF SADDLEBACK RIDGE ESTATES SU	12	4N3W03	35.81	16	2.24	COUNTY (Canyon)	2020
FOREST HILLS ESTATES	13	4N3W04	4.82	9	0.54	COUNTY (Canyon)	1987
FOREST HILLS ESTATES #2	14	4N3W04	11.35	21	0.54	COUNTY (Canyon)	1996
FOX RIDGE ESTATES	15	5N3W34	21.64	26	0.83	COUNTY (Canyon)	1992
FOX RIDGE ESTATES #3	16	5N3W34	0.42	1	0.42	COUNTY (Canyon)	1996
FROST FARMS	17	4N3W10	53.58	20	2.68	COUNTY (Canyon)	1907
FRUITDALE FARMS	18	4N3W03	273.92	83	3.30	COUNTY (Canyon)	1911
HECK SUB #1	19	4N3W04	4.69	9	0.52	COUNTY (Canyon)	1985
DDEN LEGENDS ESTATES SUBDIVISIO	20	4N3W04	19.59	9	2.18	COUNTY (Canyon)	2023
KAMEO SUB	21	4N3W10	5.09	4	1.27	COUNTY (Canyon)	2005
KINDER PLATZ SUBDIVISION	22	4N3W02	25.33	4	6.33	COUNTY (Canyon)	2017
NORTHSLOPE ESTATES #1	23	4N3W02	42.71	15	2.85	COUNTY (Canyon)	2004
NORTHSLOPE ESTATES #2	24	4N3W02	37.37	12	3.11	COUNTY (Canyon)	2005
PALOMINOS SUBDIVISION	25	4N3W04	6.49	2	3.24	COUNTY (Canyon)	2019
RPLE SAGE ESTATES SUBDIVISION NC	26	5N3W33	27.00	22	1.23	COUNTY (Canyon)	2019
RPLE SAGE ESTATES SUBDIVISION NC	27	5N3W33	33.44	25	1.34	COUNTY (Canyon)	2021
RPLE SAGE ESTATES SUBDIVISION NC	28	5N3W33	28.45	25	1.14	COUNTY (Canyon)	2022
RADFORD RIDGES NO 2 SUBDIVISION	29	5N3W34	4.75	3	1.58	COUNTY (Canyon)	2019
RADFORD RIDGES SUBDIVISION	30	5N3W34	4.59	2	2.29	COUNTY (Canyon)	2017
RANCH ROAD ESTATES	31	5N3W35	15.21	7	2.17	COUNTY (Canyon)	2003
RANCHETTE ESTATES	32	4N3W03	17.05	20	0.85	COUNTY (Canyon)	1972
RANCHETTE ESTATES #2	33	4N3W03	2.89	9	0.32	COUNTY (Canyon)	1974
RIVER ROAD ESTATES	34	4N3W10	21.39	10	2.14	COUNTY (Canyon)	2001
SLEEPY HOLLOW SUBDIVISION	35	4N3W03	17.60	6	2.93	COUNTY (Canyon)	2005
SLEEPY HOLLOW SUBDIVISION PHASE	36	4N3W03	2.72	3	0.91	COUNTY(CANYON)	2024
SPRING HILL RANCH SUBDIVISION	37	5N3W34	38.15	28	1.36	COUNTY (Canyon)	2022
TIMBER HILLS SUBDIVISION	38	4N3W03&04	45.62	28	1.63	COUNTY (Canyon)	2021
VAVOLD HEIGHTS SUB	39	5N3W35	6.53	6	1.09	COUNTY (Canyon)	2006
WEN-JEFF ESTATES	40	5N3W34	16.78	7	2.40	COUNTY (Canyon)	1997
WHITTLE SUB	41	4N3W03	11.42	10	1.14	COUNTY (Canyon)	1971
WILLIS CREEK SUBDIVISION	42	5N3W35	28.54	19	1.50	COUNTY (Canyon)	2005
WILLIS ESTATES SUBDIVISION	43	4N3W03	19.35	10	1.93	COUNTY (Canyon)	2008
WILLIS RANCH	44	5N3W33	21.11	16	1.32	COUNTY (Canyon)	1998
YOTIE SUB	45	4N3W04	4.14	4	1.03	COUNTY (Canyon)	2001

SUBDIVISIONS IN PLATTING						
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Purple Sage Estates No.5	28.32	23	1.23			
Timber Hills	45.49	28	1.62			
Hidden Legends Esates	19.51	8	2.44			
Kelly Ridge	19.03	9	2.11			
Alpine View Estates	4.12	4	1.03			
Green Hills Landing Sub	57.40	40	1.44			
Sage Gate Sub	20.82	7	2.97			
Sleepy Hollow Sub #2	0.00	0	#DIV/0!			

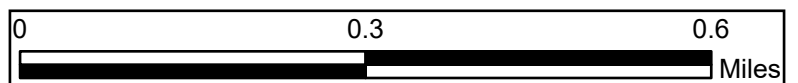
MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...



Legend



SUBJECT_PROPERTY



R34474012 PARCEL INFORMATION REPORT

4/24/2025 2:05:45 PM

PARCEL NUMBER: **R34474012**

OWNER NAME: **STEADMAN KYLE**

CO-OWNER:

MAILING ADDRESS: **14755 HILLSIDE DR CALDWELL ID 83607**

SITE ADDRESS: **0 TOFT LN**

TAX CODE: **0320000**

TWP: **4N** RNG: **3W** SEC: **03** QUARTER: **NE**

ACRES: **2.18**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **MIDDLETON FIRE**

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

IMPACT AREA: **MIDDLETON**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

IRRIGATION DISTRICT: **BLACK CANYON IRRIGATION DIST**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In FLOODWAY** FIRM PANEL: **16027C0235F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NE CANYON CO.**

FUNCTIONAL Classification: **COLLECTOR**

INSTRUMENT NO. : **2024013569**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **03-4N-3W NE TX 22238 IN GOVT LT 2**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

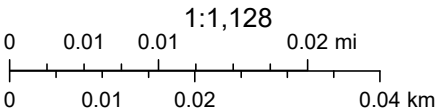
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County, ID Web Map



4/24/2025, 1:35:16 PM

- Parcel Number Search _Query result_2
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CC_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue



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

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, April 2, 2025 7:22 AM
To: Emily Bunn
Subject: [External] RE: Agency Notification CU2024-0019 / Steadman
Attachments: Pre.Development.Notes.Signed.09.09.2024.pdf

Hi Emily,

Request for comments:

- 1.) Will a Nutrient Pathogen Study be required? **The proposal is in a designated Nitrate Priority Area but may not meet the criteria for completing a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have been conducted on-site; if a contractor shop with a bathroom is proposed, the applicant must apply for a subsurface sewage disposal permit and submit a letter of intended use if the project is zoned for commercial.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **SWDH does not see any concerns with the zoning of this proposal if it meets all the requirements above.**

See the attached pre-development notes.

Please let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 1, 2025 4:22 PM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com'

<eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>;
'arobins@idahopower.com' <arobins@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>; 'developmentreview@blackcanyonirrigation.com'
<developmentreview@blackcanyonirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee
<Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>;
'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford
<Brian.Crawford@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell
<mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb
<Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur
<Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida
<tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov'
<BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification CU2024-0019 / Steadman

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Please see the attached agency notice. You are invited to provide written testimony or comments by **May 1, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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Pre-Development Meeting

Name of Development: _____
Applicant: _____
P.E./P.G.: _____
All others in Attendance: _____
_____ EHS #'s _____ Date _____

Number of Lots or Flow: _____ Acreage of Proposed Development: _____
Location of Development: _____

Project in Area of Concern: _____ Groundwater/Rock <10' _____
Level 1 NP Necessary for N: _____

LSAS/CSS Proposed: _____
BRO meeting for P or above: _____
Proposed Drinking Water: Individual , City , Community , Public Water Supply Pending ☐
BRO meeting for PWS, Com: _____

Information Distributed: SER , NP Guidance , Non-Domestic WW ap.

Additional Comments: _____

Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Emily Bunn

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, April 2, 2025 10:52 AM
To: Emily Bunn
Cc: Caitlin Ross
Subject: [External] RE: Agency Notification CU2024-0019 / Steadman

Good Morning, Emily!

After careful review of the transmittal submitted to ITD on April 1, 2025, regarding CU2024-0019 / Steadman, the Department has no comments or concerns to make at this time. This application is approximately 1.5 miles north of SH-44 and we are not anticipating a major impact to the state highway system.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 1, 2025 4:22 PM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification CU2024-0019 / Steadman

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Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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April 7, 2025

Emily Bunn, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
emily.bunn@canyoncounty.id.gov

Subject: Agency Notification CU2024-0019 / Steadman

Dear Ms. Bunn:

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), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

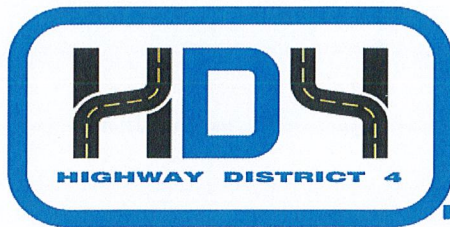
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith".

Troy Smith
Regional Administrator



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

TELEPHONE 208.454.8135
FAX 208.454.2008

April 17, 2025

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Emily Bunn, Planner

RE: CU2024-00019 Kyle Steadman- Contractor Shop and Staging Area
Canyon County Parcel R34474012 aka 0 Toft Lane

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 shop and staging area within an Agricultural zone. The subject property is located on the south side of Willis Rd approximately 900-ft east of Freezeout Rd in the NE ¼ Section 3 T4N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 2.2 acres. The parcel has approximately 280 feet of frontage on Willis Road along the northerly boundary. The parcel was created by administrative land division in 2021. Conditions of approval of this parcel division were included in a letter from HD4 dated September 16, 2021.

Willis is classified as a major collector on the functional classification maps adopted by Canyon County and HD4. Existing right-of-way width along the subject property is a 25-foot prescriptive right-of-way measured from the roadway centerline. The ultimate ROW width for a major collector is 40-feet (half-width) measured from the section line.

Access

The subject property is served via a single shared gravel driveway approach to Willis Rd approximately 1,100-ft east of Freezeout Rd. Conditions of the 2021 administrative land division which created the parcel include that the parcel will use this access as a shared approach to Willis Rd (Toft Lane, private). This approach will be shared with Parcels R34474, R34474010, & R34474011.

This access (Toft Lane, private) is suitable for the proposed contractor yard and staging area subject to the following conditions:

1. An access permit from HD4 is required to document the change in land use.
2. The approach to Willis Rd shall be improved to meet ACCHD Standard Drawing 106, including a paved apron. A 24'-minimum throat width should be provided.

Transportation Impacts

The conditional use application provided by the applicants indicates portions of the property will be used to support a contractor shop and staging area for a small construction business. A total

of 4 employees are predicted to use this area during a typical day. Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th 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	4	3	15

Canyon County Ordinance 22-014 (July 21, 2022) established transportation impact fees to fund improvements to the highway system made necessary from new growth and development within the Mid-Star Service Area, which includes the subject property. The adopted impact fee schedule does not have any land use types similar to the applicant's request; therefore the impact fee can be calculated directly from the base impact fee formula:

Cost per Vehicle Mile Traveled	x	Peak Hour Trips	x	New Trip Factor	x	Average Trip Length	x	Network Adjustment Factor	=	Traffic Impact Fee
\$2,883	x	1.5	x	1.0	x	3.4	x	0.317	=	\$4,661

Peak hour trips can be estimated from the ITE code 180 (Specialty Trade Contractor) most closely equivalent to the proposed use, 3 peak hour trips, and counting each trip as having two ends, 1.5 trips are attributable to the proposed use. The new trip factor is held at 1.0 (no reduction) as pass by trips are not anticipated from surrounding properties. The average trip length of 3.4 miles assumes that 2/3 of the trips will be routed to SH 44 1.2 miles to the south and then to I-84, and the remaining 1/3 will use the average 8.4 mile trip length on the local system. The network adjustment factor represents the proportion of the total trip length on the local system for all land uses. Complete information on the Mid-Star Impact Fees Program and the Capital Improvement plan can be found on the HD4 website at www.hwydistrict4.org/impact-fees

Individual Assessment of Impact Fees: If an applicant feels their development will have a less than typical impact on the roadway network, they may choose to complete an individual assessment for their development. To initiate an Individual Assessment, the applicant may prepare and submit a written request for an Individual Assessment within 30 days of paying an impact fee; within 30 days upon receipt of a final notice of assessment, or after receipt of a preliminary assessment. An Individual Assessment is a traffic study, performed by a traffic engineer at the applicant's expense. See the Individual Assessment Guidelines for details on which traffic generation factors may be considered. (<https://www.hwydistrict4.org/download/individual-assessment-guidelines>)

This preliminary impact fee assessment is based on the information provided by the applicant regarding the size and intended use of the proposed new development at the time of this report. The final impact fee assessment will be based on the traffic impacts determined to be generated by the proposed development at the time of access permit issuance. The final impact fee may be different from the estimate provided above if the size of the development changes, the type of use changes, or adjustments based on an Individual Assessment are determined to affect the proportionate share of traffic impacts from the development.

Base Impact Fee: **\$ 4,661**

Right-of-Way Dedication-

No adjacent CIP Projects

CIP Right-of-Way Credit: \$0

System Frontage Improvements Credit

None Required \$0

Offsite System Improvements Credit

None Required \$0

Total Estimated Impact Fee: **\$4,661**

For comparative purposes, this is equivalent to the impact fee for 85% of a single family residence. A final determination of the impact fee assessment will be made upon receipt of an access permit application for the change in use.

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 conditional approval of the applicant's request subject to the requirements listed above.

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

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Willis Rd- CU2024-0019 Steadman Contractor Staging Area

Emily Bunn

From: Tom Crosby
Sent: Thursday, April 24, 2025 11:28 AM
To: Emily Bunn
Subject: RE: [External] RE: Agency Notification CU2024-0019 / Steadman

The new shop will require a commercial building permit.

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, April 24, 2025 11:17 AM
To: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: FW: [External] RE: Agency Notification CU2024-0019 / Steadman

Hey Tom,

I am working on the staff report for this case as I am hoping to schedule in early June.

Does the building department have any comments ? They are planning on building a shop associated with their contractor shop and staging area on Parcel R34474012.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 1, 2025 4:22 PM
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Subject: Agency Notification CU2024-0019 / Steadman

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Please see the attached agency notice. You are invited to provide written testimony or comments by **May 1, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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