



Hearing Examiner
Hearing Date: June 2, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2024-0019
APPLICANT/PROPERTY OWNER: Kyle Steadman of Steady Earthworks LLC
APPLICATION: Conditional Use Permit for a Staging Area and Contractor Shop
LOCATION: 0 Toft Ln, Middleton, ID 83607; also referenced as Parcel R34474012, and is a portion of the Northeast quarter of Section 3, T4N, R3W, BM, Canyon County, Idaho.
ANALYST: Emily Bunn, Principal Planner

REQUEST:

The applicant, Kyle Steadman, requests a conditional use permit to allow a staging area and contractor shop on Parcel R34474012 in the "A" (Agricultural) for his excavation and contracting business, Steady Earthworks LLC. The use includes storing equipment, parking trucks, and having a shop for maintenance, repairs, and storage with approximately two to four (2-4) employees. See **Exhibits A1-A10** for more information on the nature of the request.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	June 14, 2024
Neighbor notification within 600 feet mailed on:	April 28, 2025
Newspaper notice published on:	May 2, 2025
Notice posted on site on:	May 2, 2025

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1. BACKGROUND:

Parcel R34474012 ("the subject property") was created in its current configuration in 2021 via an amendment to previously approved administrative land divisions (AD2021-0156). The subject property has a residential building permit available per Case # AD2021-0156. The private road name (Toft Lane)

was approved in 2018 (AD2018-31) by the Director. The road user’s maintenance agreement and ingress and egress easement were provided with this application (Instrument No. 2018-016816).

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county(07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant’s expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve for CU2024-0019, Kyle Steadman, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: “I move to deny CU2024-0019, Kyle Steadman finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].

Table the Application: “I move to continue CU2024-0019, Kyle Steadman to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
			07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	A contractor shop and staging area are permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. CCCO §07-02-03 defines a contractor shop as “May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking” and a staging area as “An area where equipment and/or materials are stored for use conducted entirely off site.” See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2) Staff Analysis	What is the nature of the request; The nature of the request consists of using the subject property to store and park business trucks and equipment for the applicant’s excavation and contracting business. There will also be a shop located on site for a place to maintain, repair, and store equipment, trucks, and materials (Exhibits A2 and A3). Examples of equipment that will be stored on site are pick-up trucks, excavators, trailers, skid steers, and dump trucks. Depending on the time of the year, the business will have approximately two-to-four (2-4) employees. There may be leftover usable material from job sites on the subject property but trash/debris will not be stored on site (Exhibits A2 and A10). The hours of operation proposed are 7:00 a.m. to 5:00 p.m. Monday through Friday, but these may vary some depending on the time of year and the project. The applicant states, a typical work day consists of employees meeting on the property to park their personal vehicles, gather tools and equipment for various jobs, go to job sites, and then return later in the day to park and drop off equipment (such as trucks and trailers). Occasionally, employees may come back during the day to return tools, maintain equipment or drop off a trailer. The applicant further estimates there will be three-to-four (3-4) pick-up trucks and trailers entering and existing the premises per day (Exhibits A2, A3, and A4).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(3) Staff Analysis	Is the proposed use consistent with the comprehensive plan; The proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as Residential (Exhibits B1 and B2.4). There is residential development in this area of the county as well as some agricultural uses. The parcel is located in the City of Middleton’s Impact Area. The City of Middleton Comprehensive Plan designates the future land use of the parcel and area as “Residential” (Exhibit B2.5). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: <ul style="list-style-type: none"> • <u>Property Rights Goals and Policies:</u> <ul style="list-style-type: none"> ○ <u>Property Rights G1.01.00:</u> “Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.” ○ <u>Property Rights P1.01.01:</u> “No person shall be deprived of private property without due process of law.” ○ <u>Property Rights P1.01.03:</u> “Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.”

				<ul style="list-style-type: none"> ○ <u>Property Rights G1.02.00</u>: “Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.” • <u>Population Component Goals</u>: <ul style="list-style-type: none"> ○ <u>Population P2.01.01</u>: “Plan for anticipated population and households that the community can support with adequate services and amenities.” ○ <u>Population G2.02.00</u>: “Promote housing, business, and service types needed to meet the demand of the future and existing population.” • <u>Economic Development Goal and Policy</u>: <ul style="list-style-type: none"> ○ <u>Economic Development G3.01.00</u>: “Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.” ○ <u>Economic Development P3.01.02</u>: “Supportive suitable sites for economic growth and expansion compatible with the surrounding area.” ○ <u>Economic Development G3.05.00</u>: “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.” • <u>Land Use Goals</u>: <ul style="list-style-type: none"> ○ <u>Land Use P4.02.01</u>: “Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.” ○ <u>Land Use G4.03.00</u>: “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.” ○ <u>Land Use P4.03.03</u>: “Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.” • Chapter 12 – Agriculture <ul style="list-style-type: none"> ○ <u>Agriculture P12.01.02</u>: “Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.” <p><i>See all case analyses within this report for supporting evidence. See Section 6 of this report for recommended conditions of approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(4)</p> <p>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;</p> <p>Staff Analysis</p>	<p>The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area as the proposed conditions of approval #1-17 will mitigate the negative effects to the character of the area.</p>

				Adjacent Existing Conditions (Exhibits B2.2 and B2.6):																				
				<table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zones</th></tr><tr><td>N</td><td>The properties to the north are primarily agricultural and agricultural residential.</td><td>RR</td><td>A, CR-R1, R1</td></tr><tr><td>S</td><td>The properties to the south are primarily agricultural, residential, and agricultural residential.</td><td>A</td><td>RR, CR-C1, CR-R1</td></tr><tr><td>E</td><td>The properties to the east are primarily agricultural, residential, and agricultural residential.</td><td>A</td><td>RR</td></tr><tr><td>W</td><td>The properties to the west are primarily residential and agricultural residential with some agricultural uses.</td><td>A</td><td>R1, RR</td></tr></table>	Direction	Existing Use	Primary Zone	Other Zones	N	The properties to the north are primarily agricultural and agricultural residential.	RR	A, CR-R1, R1	S	The properties to the south are primarily agricultural, residential, and agricultural residential.	A	RR, CR-C1, CR-R1	E	The properties to the east are primarily agricultural, residential, and agricultural residential.	A	RR	W	The properties to the west are primarily residential and agricultural residential with some agricultural uses.	A	R1, RR
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				<small>"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)</small>																				
				Surrounding Land Use Cases <u>Land Use Cases within a 1-Mile Radius and in the past 5 Years</u> (Exhibit B2.7):																				
				<ul style="list-style-type: none">- SD2019-0004: Boulder Creek Subdivision (Approved)- SD2018-0019: Green Hills Landing Subdivision (Approved)- RZ2021-0016: (Guijaro) Rezone from Agricultural to R-1 (Approved)- SD2022-0003: Hidden Legends Estates Subdivision (Approved)- CU2022-0032: (Jones) Conditional Use Permit for a School (Approved)- CR2022-0007: (Payne) Rezone from CR-C1 to CR-C2 (Approved)- RZ2022-0006: (Phoenix) Rezone from AG to CR-R1 (Approved)- SD2020-0026: Plat Purple Sage Estates No. 5 (Approved)- SD2019-0043: Purple Sage Estates No. 4 (Approved)- CU2021-0009: (Sage Gate Storage and Business Park) Planned Unit Development (Denied)- SD2023-0011: Sage Gate Storage Preliminary Plat (Approved)- SD2023-0008: Sleepy Hollow No. 2 Plat (Approved)- SD2020-0010: Spring Hills Ranch Subdivision (Approved)- CU2022-0031: RV Storage (Approved)- Trison Estates Subdivision (Approved)- RZ2019-0040: (Wangsgard) Rezone from AG to R1 (Approved)- CR2022-0026: (Woodruff) Rezone from AG to CR-R1 (Approved)																				
				Character of the Area:																				
				The property is currently zoned "A" (Agricultural) (Exhibit B1) and the average lot size within a 1-mile radius is 12.62 acres (Exhibit B2.8). The general character of the area is mainly agricultural (there are parcels in the immediate vicinity in																				

			<p>agricultural production), agricultural residential parcels (meaning they are zoned agricultural but have residential uses) and residential (mainly parcels are rezoned or conditionally rezoned RR or R-1) (Exhibits B2.2 and B2.6).</p> <p>There are a number of agricultural residential parcels in the area due to subdivision plats that were approved in the early and mid-1900s (such as Fruitdale Farms and Ranchette Estates) and conditional use permits that were approved in the past (Exhibit B2.8).</p> <p>The property consists of Soil Capability Classes 2, 3, 4, and 6. Class 2 makes up 6.08% of the property and is prime farmland if irrigated, Class 3 makes up 10.89% of the property and is prime farmland if irrigated, Class 4 makes up 20.88% of the property and is farmland of statewide of importance if irrigated, and Class 6 is not prime farmland and makes up 62.15% of the property (Exhibit B2.9).</p> <p>The City of Middleton is located approximately 1.3 miles to the east. The City of Middleton designates the future land use of the parcel as “Residential” (Exhibit B2.5). The City of Middleton did not comment on this application.</p> <p>There are forty-five (45) subdivisions located within 1-mile of the subject property and eight (8) subdivisions in platting. There are 652 lots within platted subdivisions and 119 lots in subdivisions that are in platting also within 1-mile of the subject property (Exhibit B2.8).</p> <p>The recent surrounding land use cases in the last five-years demonstrate that the character of the area is trending towards residential (Exhibits B2.6 and B2.7).</p> <p><u>Potential Impacts</u></p> <p>As proposed, the staging area will not significantly increase the sound levels in the immediate vicinity. Per the applicant, the property will primarily be used as storage area for the excavation and contracting company’s equipment and materials, and the employees generally take an average of two (2) trips to the property per day. Customers may be come to the site but this would be a rare occurrence (Exhibits A2, A3, and A10). Also, the applicant states he plans “...to build a berm and install a fence at the top of the berm. The fence will be [approximately] 6’ tall so with the berm and the fence will obscure anywhere from 8’-10’ high” (Exhibit A10). There are mature trees located on the western boundary of the property which will obscure the operations, so a berm and fence is not proposed or conditioned to be at this location (Exhibits A2, A5, and C). As conditioned, the hours of operation are limited to 7 a.m. to 5 p.m. Monday through Friday, as proposed in the applicant’s letter of intent and land use worksheet (Exhibits A2 and A4). Additionally, a berm with perma-bark and a site-obscuring fence with a combined total height of at least 8 feet shall be constructed on the southern, northern, and eastern boundaries of Parcel R34474012 as to obscure the business operations and storage of tools, equipment, etc. The placement of the berm and fence shall take into consideration any easements that may be in place and shall not be placed where</p>
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				<p>the entrance is located (See Exhibit A10 for the applicant’s plan for the berm and fence) (<i>see proposed conditions of approval #8 and #14</i>).</p> <p>The staging area will not significantly increase the dust levels in the immediate vicinity, as 60% or more of the property will be graveled (Exhibits A2 and A10). As conditioned, dust shall be controlled per applicable federal and and states laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements. (<i>See proposed condition of approval #12</i>).</p> <p>There is no lighting proposed for the staging area (Exhibits A1-A10). As conditioned, all exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance (<i>See proposed condition of approval #5</i>).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(5)	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
			Staff Analysis	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein and proposed conditions of approval #1, #4, #6, and #7.</p> <p>Water: Per email correspondence with the applicant, there is not a domestic well on site, but the applicant plans to drill a domestic well (Exhibit A10).</p> <p>Sewer: According to Southwest District Health (SWDH), the subject property is in a Nitrate Priority Area but may not meet the criteria for completing a Nutrient Pathogen Study. Additionally, SWDH states “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 approved].” (Exhibit 1). Further, Southwest District Health’s Pre-Development Meeting Notes from September 2024 state, “There may be an existing drain field on the parcel but [the property owner] could not confirm or verify its location.” As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property (Exhibits 1 and 1.1). <i>See proposed condition of approval #4.</i></p> <p>Irrigation: The subject property is located within Black Canyon Irrigation District’s (BCID) service area boundary and receives water from the district. Per BCID’s comment letter dated April 25, 2025, “There are currently no requirements from the District for development on this parcel. All items have been satisfied or removed. The District’s initial response on September 23, 2024, informed the applicant that the</p>

			<p>District's C.E. 10.2 pipeline alignment ran adjacent to the southeast corner of Parcel R34474012, as well as a historic 50-foot-side easement per Bureau of Reclamation's mapping. However, upon further field verification, it has been confirmed by the District that the C.E. 10.2 pipeline was relocated and is no longer within the boundaries of Parcel R34474012. The applicant is not required is not required to submit any additional information for Parcel R34474012 as previously requested. Please note that while all development requirements have been removed by the District, the applicant's property will continue to be assessed for irrigation water" (Exhibit D6). As conditioned, the applicant shall comply with all Black Canyon Irrigation District requirements and shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction (see <i>proposed conditions of approval #6 and #7</i>).</p> <p>Drainage: It appears the use does not require or affect drainage on the property (Exhibit A4).</p> <p>Stormwater drainage facilities: Stormwater drainage is proposed to be retained on site per the applicant's land use worksheet (Exhibit A4).</p> <p>Proposed Building Per the letter of intent, the applicant plans to build a shop to maintain, repair and store equipment and materials (Exhibit A2). Per Canyon County's Building Department, this new shop with require a commercial building permit (Exhibit D5). As conditioned, the applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Middleton Rural Fire Protection District (see <i>proposed condition #9</i>).</p> <p>Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were notified of the application on April 1, 2025 and April 28, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(6) Does legal access to the subject property for the development exist or will it exist at the time of development;</p> <p>Staff Analysis The subject property does have legal access via Toft Lane (a private road) for the development and will exist at the time of the development. See Exhibit A9 for the recorded Road User's Maintenance Agreement (RUMA) and ingress/egress easement for the private road.</p> <p>Per Highway District No. 4 (HD#4), the subject property "...has approximately 280 feet of frontage on Willis Road along the northerly boundary. Willis is classified as a major collector on the functional classification maps adopted by Canyon County and Highway District No. 4. Existing right of way width along the subject property</p>

				<p>is a 25' 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." HD#4 further states that the conditions of the 2021 administrative land division required that the subject property use Toft Lane for access, which is also shared with Parcel R34474, R34474010, and R34474011. HD#4 further states Toft Lane is suitable for the proposed contractor yard and staging area subject to an approved access permit to document the change in land use and the approach to Willis Road being improved to meet ACCHD Standard Drawing 106, a paved apron, and a 24' minimum throat width (Exhibit D4). As conditioned, the applicant shall comply with applicable Highway District No. 4 requirements, including paying any applicable impact fees. The applicant shall obtain an access permit within 90-days of approval of this application as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements (Exhibit D4).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(7) Staff Analysis</p>	<p>Will there be undue interference with existing or future traffic patterns; and</p> <p>There will not be undue interference with the existing or future traffic patterns per Highway District No. 4 due to the collection of impact fees to mitigate any effects on traffic patterns. At the time of issuance of an access permit, actual impact fees will be determined with accurate information (Exhibit D4). The applicant shall obtain an access permit within 90-days of approval of this application as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements (Exhibit D4). <i>See proposed condition of approval #3.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(8) Staff Analysis</p>	<p>Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)</p> <p>Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: The subject property is serviced by Middleton School District and it is not anticipated that any impacts or accommodations will be needed for the staging area. Agency notice was sent out on April 1, 2025 and April 28, 2025 and no comments were received by the school district.</p> <p>Fire protection: The subject property is under the jurisdiction of Middleton Rural Fire District. Middleton Rural Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for any</p>

			<p>future structures. <i>See proposed condition #2.</i> Agency notice was sent out on April 1, 2025 and April 28, 2025 and no comments were received by the fire district.</p> <p>Emergency Medical Services: Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on April 1, 2025 and April 28, 2025 and no comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.</p> <p>Irrigation Facilities: The subject property is under Black Canyon Irrigation District's (BCID) jurisdiction. See CCCO 07-07-05(5) and Exhibit D5 for information related to BCID's comments on this conditional use permit.</p>
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Table 2. Area of City Impact

CCCO 09-09-17: Middleton Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: The following procedures shall be adhered to in processing applications within the area of city impact:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	09-17-23	<p>(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:</p> <p>A. Land Use Applications: All land use applications submitted to the county including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article.</p> <p>B. Substandard Setup; Mobile/Manufactured Homes: Mobile/manufactured homes not set up pursuant to manufacturers' recommendations shall not be allowed in any zone in which the county's zoning ordinance excludes mobile/manufactured homes.</p> <p>C. Temporary Residence; Mobile/Manufactured Home: The county shall receive input from the city on applications for county temporary mobile/manufactured homes. The city's comments shall be given great weight by the county's development services director and the planning and zoning commission, provided they are factually supported. Those comments shall not be binding on the county. The county appellate procedures apply. County approval of a temporary residence described above does not afford the permit holder any nonconforming use or structure grandfather rights status prior to or upon the city's annexation of the parcel.</p> <p>D. Planned Unit Developments: A "planned unit development" shall be defined as it is defined in section 07-02-03: of this code, as amended. Such definition is incorporated by reference herein.</p> <p>E. Subdivision Plat Applications: All subdivision plat applications shall first be directed to the county's development services director. The director shall make a determination whether the planned use conforms to the county's comprehensive plan, zoning designation, and zoning ordinances. If it does conform as an allowed use, the director shall send a letter to the city confirming the same, and for</p>

			<p>residential developments indicate a minimum lot size. The city shall then review the plat applications and shall render an opinion and recommendation to the county's development services director. Thereafter, the applications shall be reviewed for approval in accordance with the hearing procedures set forth in chapter 7, article 5 of this code in order to determine whether the applications comply with the requirements of the Canyon County subdivision ordinance 1 .</p> <p>F. Nonconforming Uses: If the application does not conform to the county zoning designation as an "allowed use", the applicant may elect to pursue amendments to the county's comprehensive plan and/or zoning map or make application for a planned unit development, all in accordance with procedures outlined in subsection 09-09-11(3) of this article and applicable sections of the county zoning ordinance.</p> <p>G. Subdivision Defined: All land divisions defined as "subdivisions" by county ordinances shall be considered subdivision for the purposes of this article.</p> <p>(2) Planned Unit Developments: All planned unit development applications for development within the area of city impact shall be directed first to the county's development services director for consideration by the county's planning and zoning commission. It shall be referred to the city in the same manner as provided in subsection 09-09-11(3) of this article. When granting an application for a planned unit development/conditional use permit, the commission may attach conditions of approval which include, but are not limited to, the following:</p> <p>A. The types and relative quantities of uses to be permitted;</p> <p>B. The relative quantity and nature of all common areas to be provided as a condition of permit;</p> <p>C. Minimum lot size, if applicable, as a condition of permit.</p> <p>(3) Referral Process: If the planned unit development/conditional use permit is approved, the application shall be forwarded to the city with approval documents indicating the conditions of approval enumerated above. The application shall then be processed as a subdivision plat application pursuant to the procedures outlined in subsection (1)E of this section. All planned unit developments in the city impact area shall be platted.</p> <p>(4) City Impact Area Representation: Recommendations for city impact area representation on the county planning and zoning commission may be made by the city to the board of county commissioners at any time and will be acted upon by said board as the need arises and as they deem appropriate.</p> <p>(5) City/County Internal Procedures: Each party to this referral process shall determine its own internal procedure as may be deemed appropriate and adequate for making recommendations to the other party on proposed actions and on its handling of proposed amendments to its own plan and/or ordinances. Appeals of decisions by each party shall be processed by the party responsible for the decision and in accordance with the internal procedures of that party. (Ord. 01-006, 7-6-2001)</p>
		Staff Analysis	<p>Area of City Impact:</p> <p>The City of Middleton is located approximately 1.3 miles to the east. The City of Middleton designates the future land use of the subject property as "Residential" (Exhibit B2.5). The City of Middleton was noticed on April 1, 2025 and April 28, 2025 but did not comment on this application.</p>

Table 3. Article 14 Use Standards Criteria Analysis
- Contractor Shop -

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)					
Compliant			County Ordinance and Staff Review		
Yes	No	N/A	Code Section	Analysis	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-09(1)	Contractor Shop: (1) The use shall be contained within a building or behind a sight obscuring fence. (Ord.16-0001, 1-8-1026)	
			Staff Analysis	Per the applicant's letter of intent and site plan, the uses associated with the excavation and contracting business will either be contained within the future shop or behind the combined eight-foot berm and site-obscuring fence that will be constructed around the property boundary (Exhibits A2, A5, and A10).	

Table 4. Article 14 Use Standards Criteria Analysis
- Staging Area -

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)					
Compliant			County Ordinance and Staff Review		
Yes	No	N/A	Code Section	Analysis	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(1)	All work shall be conducted off site.	
			Staff Analysis	Per the applicant's letter of intent, the site will only be used for employees to meet on site and to park and store equipment associated with the excavation and contracting business (Exhibit A2). Customers may come to the site on a rare occasion, which would be allowed with a contractor shop (Exhibit A10).	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(2)	Business vehicles shall be operable and parked on site, not on a public or private road.	
			Staff Analysis	Per the applicant's letter of intent, business vehicles will be parked on site in operational condition (Exhibit A2). As conditioned, employees' and business vehicles shall be parked on site (not on a public or private road) and shall be in operable condition (see <i>proposed condition #15</i>).	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(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.	
			Staff Analysis	Per the applicant's letter of intent and operations plan, employees will visit the site to pick up and transfer vehicles, equipment, and materials (Exhibits A2 and A3).	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(4)	Employees may meet on the premises to share rides to and from job sites.	
			Staff Analysis	Per the applicant's letter of intent and operations plan, employees will meet on site with their personal vehicles and obtain equipment and materials needed for job sites (Exhibit A2 and A3).	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(5)	Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)	
			Staff Analysis	Per the applicant's letter of intent, employees' vehicles will be parked on site in operational condition (Exhibit A2). As conditioned, employees' and business vehicles shall be parked on site (not on a public or private road) and shall be in operable condition (see <i>proposed condition #15</i>).	

4. AGENCY COMMENTS:

Agencies including the City of Middleton, Middleton School District, Southwest District Health, Middleton Rural Fire Protection District, Idaho State Fire Marshal, Highway District No. 4, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Black Canyon Irrigation District (BCID), Idaho Transportation Department (ITD), Canyon County Sheriff's Office, , Canyon County Paramedics/EMT, Canyon County's Emergency Management Coordinator, Canyon County Assessor's Office, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County's GIS Department, Idaho Department of Environmental Quality (DEQ), and Idaho Department of Water Resources (Water Resources) were notified of the subject application.

Staff received agency comments from Idaho Transportation Department (ITD), Southwest District Health, Idaho Department of Environmental Quality (DEQ), Highway District No. 4, Canyon County's Building Department, and Black Canyon Irrigation District (BCID). All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received two (2) total written public comments by the materials deadline of May 23, 2025. Generally, of the comments received one (1) was in favor and one (1) was opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for future structures.
3. The applicant shall comply with applicable Highway District No. 4 requirements, including paying any applicable impact fees. The applicant shall obtain an access permit within 90-days of approval of this

application as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements (**Exhibit D4**).

4. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property (**Exhibits D1 and D1.1**).
5. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
6. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction
7. The applicant shall comply with all Black Canyon Irrigation District requirements (**Exhibit D6**).
8. A berm with perma-bark and a site-obscuring fence with a combined total height of at least 8 feet shall be constructed on the southern, northern, and eastern boundaries of Parcel R34474012 as to obscure the business operations and storage of tools, equipment, etc. The placement of the berm and fence shall take into consideration any easements that may be in place and shall not be placed where the entrance is located (**Exhibit A10**).
9. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Middleton Rural Fire Protection District.
10. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
11. The staging area and contractor shop shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
12. Dust shall be controlled per applicable federal, state laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
13. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 and A5**).
14. The hours of operation shall be 7 a.m. to 5 p.m. Monday through Friday, as proposed in the applicant's letter of intent and land use worksheet (**Exhibits A2 and A4**).
15. Employees' and business vehicles shall be parked on site (not on a public or private road) and shall be in operable condition.
16. Any materials removed from a job site may only be stored on the property for five (5) business days.
17. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
 - a. Commencement shall be the signature date of the Findings of Fact, Conclusions of Law, and Order of Decision by the Planning and Zoning Commission

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Operations Plan
4. Land Use Worksheet
5. Site Plan
6. Neighborhood Meeting Sign-in Sheet and Mailing List
7. Agency Acknowledgement
8. Deed with Instrument No. 2024-013569
9. Road User's Maintenance Agreement and Ingress/Egress Easement with Instrument No. 2018-016816
10. Email Correspondence with Applicant: March-May 2025

B. Supplemental Documents

1. Parcel Tool
2. Cases Maps/Reports
 - 2.1. Aerial
 - 2.2. Small Air Photo 1-Mile Radius
 - 2.3. Vicinity
 - 2.4. Future Land Use – 2030 Comprehensive Plan
 - 2.5. City of Middleton Comprehensive Plan
 - 2.6. Zoning
 - 2.7. Land Use Cases with Report
 - 2.8. Subdivisions with Report
 - 2.9. Soils and Prime Farmland with Report
 - 2.10. Contours
 - 2.11. Slope Map

C. Site Visit Photos: May 16, 2025

D. Agency Comments Received by: May 23, 2025

1. Southwest District Health; Received: April 2, 2025
 - 1.1. Southwest District Health Pre-Development Notes from September 9, 2024 Meeting
2. Idaho Transportation Department; Received: April 2, 2025
3. Idaho Department of Environmental Quality; Received: April 7, 2025
4. Highway District No. 4; Received: April 23, 2025
5. Canyon County's Building Department; Received: April 24, 2025
6. Black Canyon Irrigation District; Received: April 30, 2025

E. Public Comments Received by: May 23, 2025

1. Bede Du Jardin and Denise Thomas; Received: May 6, 2025
2. Jacquolyn Orcutt; Received: May 20, 2025

EXHIBIT A

Application Packet & Supporting Materials

Hearing Examiner

Case# CU2024-0019

Hearing date: June 2, 2025



Exhibit A1

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>R 34474012</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

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 to the right.

Kyle Steadman, Owner, Steady Earthworks LLC

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

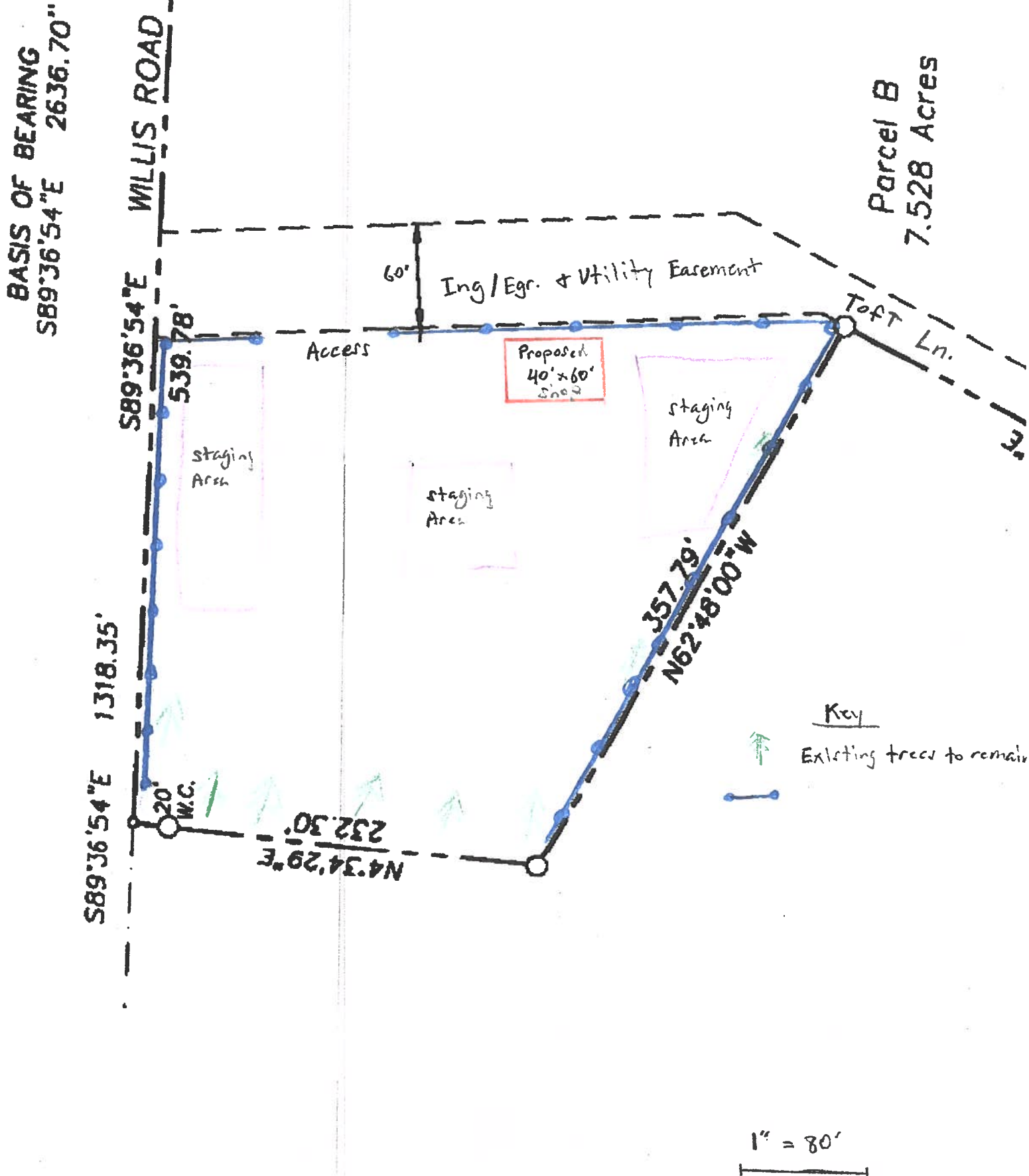
Is there is a loading or unloading area? N/A

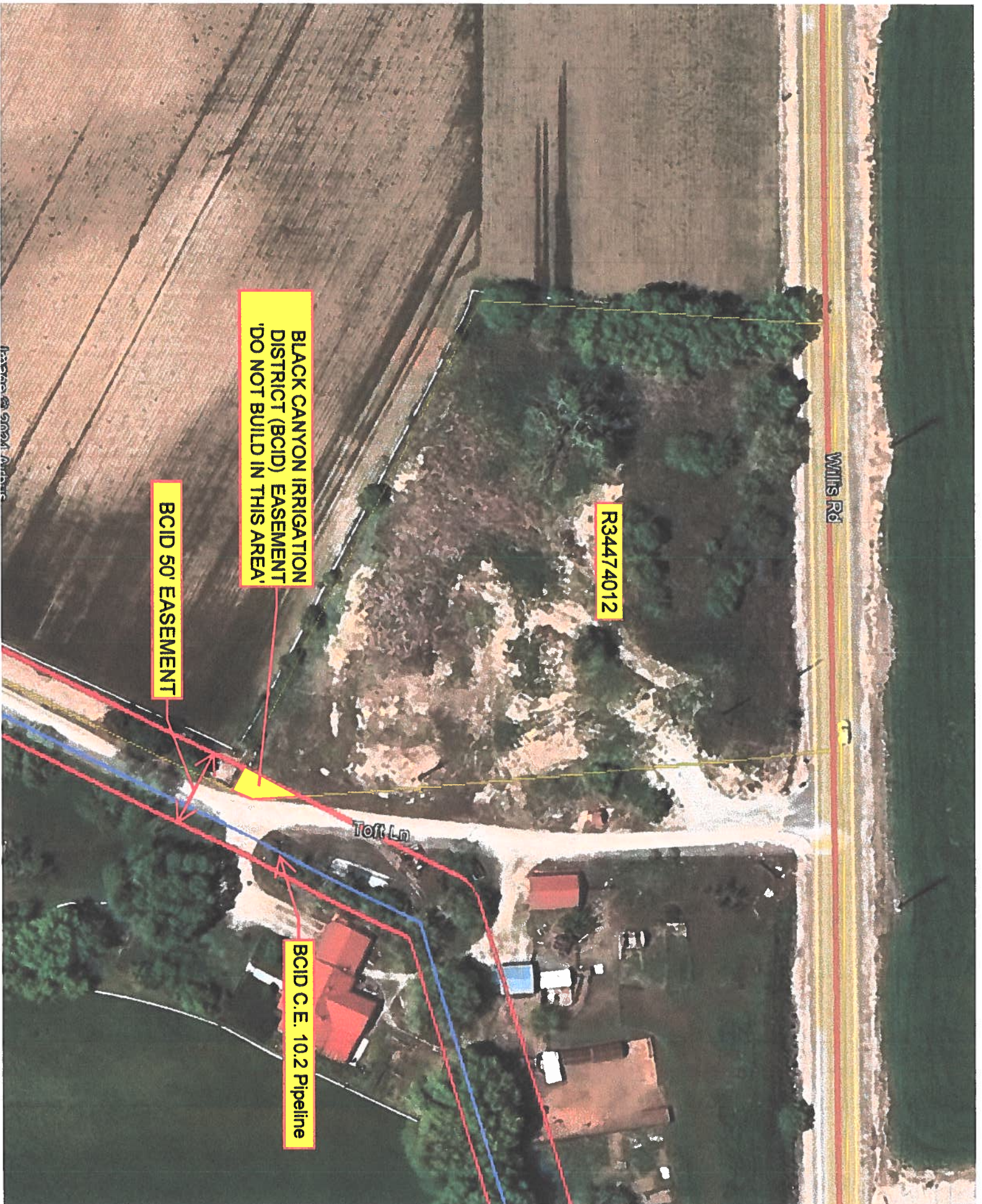
	ANIMAL CARE-RELATED USES	N A
1. MAXIMUM NUMBER OF ANIMALS: _____		
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?		
<input type="checkbox"/> Building <input type="checkbox"/> Kennel <input type="checkbox"/> Individual Housing <input type="checkbox"/> Other _____		
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?		
<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: _____		

Site Plan

TBD Toft Ln.
Caldwell, ID 83607

Provided By owner:
Kyle Steadman





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>[Signature]</u>	<u>bededujardin@gmail.com</u>
2. <u>Amy Roberts</u>	<u>[Signature]</u>	<u>Amy@AmyzingAmy.com</u>
3. <u>AUDRA COFFET</u>	<u>[Signature]</u>	<u>AUDRAOFFET10@gmail.com</u>
4. <u>Jacquelyn Orcutt</u>	<u>[Signature]</u>	<u>N/A</u>
5. <u>Charles McPherson</u>	<u>[Signature]</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



Exhibit A7

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 Jee
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:

[Signature]
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 Jelas 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

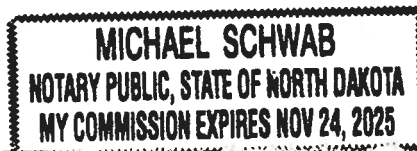


EXHIBIT A

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.

Exhibit A9

ROAD MAINTENANCE AND REPAIR AGREEMENT

IT IS NECESSARY FOR THE PARTIES HERETO TO ENTER INTO AN AGREEMENT FOR MAINTENANCE AND REPAIR OF THE FOLLOWING DESCRIBED ROADWAY.

SEE ATTACHED INGRESS/EGRESS & UTILITY EASEMENT COMPLETED BY SKINNER LAND SURVEY, MARCH 26, 2018.

THE FOLLOWING PARTIES HERETO AGREE AS FOLLOWS:

CARL V. COFFELT OF 14291 WILLIS ROAD, CALDWELL, ID 83607

AUDRA A. COFFELT OF 14291 WILLIS ROAD, CALDWELL, ID 83607

CHARLES B. ORCUTT OF 14295 WILLIS ROAD, CALDWELL, ID 83607

JACQUOLYN C. ORCUTT OF 14295 WILLIS ROAD, CALDWELL, ID 83607

2018-016816

RECORDED

04/23/2018 10:02 AM



00364465201800168160030033

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 SDUPUIS

\$16.00

AGR

AUDRA COFFELT

1. THAT EACH PARTY HERETO SHALL CONTRIBUTE EQUALLY, ACCORDING TO THE LOT OWNED, TO THE MAINTENANCE AND REPAIR OF THE ABOVE DESCRIBED ROADWAY.
2. THE ABOVE DESCRIBED ROADWAY WILL BE MAINTAINED TO BE PASSABLE YEAR ROUND AND THAT NO PARTY HERETO IS AUTHORIZED TO OR SHALL EXPECT ANY OTHER PARTY TO CONTRIBUTE TO IMPROVEMENT BY PLACING GRAVEL OR ASPHALT ON THE ROADWAY WITHOUT PRIOR WRITTEN AGREEMENT OF ALL PARTIES.
3. THE PARTIES HERETO AGREE TO USE SAID ROADWAY FOR NORMAL INGRESS/EGRESS AND UTILITIES PURPOSES RELATING TO THE PROPERTY THEY OWN ADJACENT. ANY PARTY MAKING USE OF ROADWAY IN SUCH A MANNER OR SUCH EQUIPMENT THAT DOES SIGNIFICANT DAMAGE SHALL BE RESPONSIBLE FOR REPAIRING SUCH DAMAGE AT THEIR EXPENSE.
4. THE PARTIES HERETO AGREE TO SHARE EQUALLY TO THE EXPENSE OF DRAINAGE DITCHES, CONDUITS, OR CULVERTS REQUIRED BY CANYON COUNTY OR OTHER PUBLIC AUTHORITY IN ORDER TO ASSURE SAFE, PASSABLE CONDITION ON ROADWAY FOR INDICATED LOTS.
5. THIS AGREEMENT SHALL BE BINDING ON THE HEIRS, SUCCESSORS AND ASSIGNS OF THE PARTIES HERETO.

DATED THIS 20 DAY OF April 2018

Carl V. Coffelt
CARL V. COFFELT

Audra A. Coffelt
AUDRA A. COFFELT

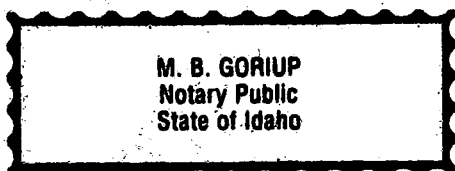
CHARLES B. ORCUTT

Charles B. Orcutt

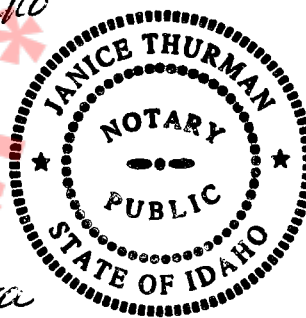
JACQUOLYN C. ORCUTT

Jacquelyn C. Orcutt

State of Idaho)
County of Ada) S.S.
On this 20th day of April, in the year of
2018, before me M. B. Goriup
personally appeared Carl V. Coffelt
proved to me on the basis of satisfactory evidence to
be the person(s) whose name(s) is (are) subscribed
to the within instrument, and acknowledged that he
(she) (they) executed the same.
M. B. Goriup
Notary Public
My Commission Expires on 06/17/2019



State of Idaho
County of Canyon
on this 23rd day
of April, 2018
before me Audra
A. Coffelt -



Jacquelyn C. Orcutt
& Charles B. Orcutt
personally known to me.
Janice Thurman
ex 5-1-18
Canyon County



Thomas J. Wellard, PLS
Rodney Clark, PE

March 26, 2018

Legal Description for
Audra Coffelt
Job No. MR1618

Ingress/Egress & Utility Easement

This easement lies in Government Lots 1 and 2 of Section 3 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (NE Section Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 89° 36' 54" West along the North boundary of said Government Lot 1 a distance of 1318.35 feet to the Northwest corner of Government Lot 1, a 5/8 x 30 inch rebar set with an aluminum cap stamped P.L.S. 15352;

thence continuing North 89° 36' 54" West along the North boundary of Government Lot 2 a distance of 220.22 feet to the TRUE POINT OF BEGINNING;

thence North 89° 36' 54" West a distance of 60.18 feet;

thence South 04° 05' 04" East a distance of 380.53 feet;

thence South 26° 22' 56" West a distance of 327.94 feet;

thence South 11° 53' 48" East a distance of 166.35 feet;

thence South 89° 57' 56" East a distance of 352.76 feet;

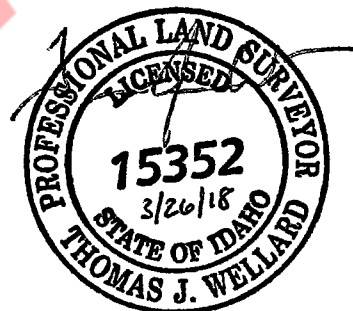
thence North 00° 02' 04" East a distance of 28.00 feet;

thence North 89° 57' 56" West a distance of 330.06 feet;

thence North 11° 53' 48" West a distance of 133.93 feet;

thence North 26° 22' 56" East a distance of 388.96 feet;

thence North 04° 05' 04" West a distance of 329.06 feet to the TRUE POINT OF BEGINNING, being subject to any and all easements and rights-of-way of record or implied.



From: Kyle Steadman <steadyearthworks@gmail.com>
Sent: Thursday, May 1, 2025 7:38 AM
To: Emily Bunn
Subject: Re: [External] Re: CU2024-0019

I plan to build a berm and install a fence at the top of the berm. The fence will be aprox 6' tall so with the berm and the fence will obscure anywhere from 8'-10' high.

KYLE STEADMAN
PRESIDENT
STEADY EARTHWORKS LLC
208-670-5724

On Apr 30, 2025, at 3:38 PM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Thank you for the information.

Can you please clarify when you say "2'-4' in height with fence on top," do you mean that the berm will be a 2'-4' in height with a site-obscuring fence on top of the berm? Or will it be in front of the berm? Could you also tell me what the proposed height of the fence will be?

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

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 **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Kyle Steadman <steadyearthworks@gmail.com>
Sent: Tuesday, April 29, 2025 10:49 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Subject: [External] Re: CU2024-0019

Importance: High

SEE ANSWERS BELOW.

Kyle Steadman
Steady Earthworks LLC
208-670-5724

On Apr 29, 2025, at 3:29 PM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Could I please have the recorded easement and Road User's Maintenance Agreement (RUMA) for Tuft Lane? I need the easement to verify legal access is available to the property.

If you could also please answer these questions (which are also listed below) along with a couple of other questions I had as soon as possible so I can get the staff report for your case finished, it would be much appreciated:

1. Can you give me examples of what type of equipment will be typically stored on the property? PICKUP TRUCKS, EXCAVATORS, TRAILERS, SKID STEERS, A COUPLE DUMP TRUCKS
2. Will there ever be leftover materials stored on the property from job sites (such as those that need to be hauled to the dump)? NO NOT TRASH. LEFT OVER MATERIAL THAT IS USABLE....YES
3. Will there ever be customers coming to the site? POSSIBLE BUT RARE
4. How tall are you proposing the berm? I understand the berm will be placed with a privacy fence, will the privacy fence be placed in front of the berm? On the site plan that was provided it shows a blue line, is that where the privacy fence and berm is proposed to be located? BETWEEN 2' - 4' WITH FENCE ON TOP
5. What is the plan for water on the property? WILL DRILL A WELL
6. I see in your letter you state there will be a gravel parking area, do you plan to have most of the property graveled for the parking of equipment? Or is it only a portion of the property? AT LEAST 60%

Sincerely,

<image001.png>

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: Emily Bunn
Sent: Monday, April 28, 2025 9:24 AM
To: 'steadyearthworks@gmail.com' <steadyearthworks@gmail.com>
Subject: RE: CU2024-0019

Hello,

Attached is the scheduling letter for your case on **Monday June 2nd at 1:00 p.m.** This case will be in front of the hearing examiner.

Please see attached letter for details such as location and deadline for submitting materials for your case.

Sincerely,
<image001.png>
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: Emily Bunn
Sent: Thursday, April 24, 2025 3:58 PM
To: 'steadyearthworks@gmail.com' <steadyearthworks@gmail.com>
Subject: RE: CU2024-0019

Hello again,

I have been working through the staff report today and have the following questions:

1. Can you give me examples of what type of equipment will be typically stored on the property?
2. Will there ever be leftover materials stored on the property from job sites (such as those that need to be hauled to the dump)?
3. Will there ever be customers coming to the site?
4. How tall are you proposing the berm? I understand the berm will be placed with a privacy fence, will the privacy fence be placed in front of the privacy fence?. On the site plan that was provided it shows a blue line, is that where the privacy fence and berm is proposed to be located?

Sincerely,

<image001.png>

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: Emily Bunn

Sent: Thursday, April 24, 2025 1:35 PM

To: 'steadyearthworks@gmail.com' <steadyearthworks@gmail.com>

Subject: RE: CU2024-0019

Hello,

I am looking at scheduling your case for either the June 2nd or June 5th hearing. Would either of those dates work for you?

Sincerely,

<image001.png>

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: Emily Bunn
Sent: Thursday, March 27, 2025 11:12 AM
To: 'steadyearthworks@gmail.com' <steadyearthworks@gmail.com>
Subject: CU2024-0019

Hello,

I am the planner assigned to your conditional use permit for a staging area and contractor shop.

I have looked over your conditional use permit application and you covered a lot of my usual questions with this type of use which is helpful.

I am going to have the initial agency notifications sent out by tomorrow or Monday. This is a 30-day notification period. After that period, I will touch base with you again on what my timeline will be for drafting the staff report to bring the conditional use permit to a public hearing.

If you have any questions in the meantime, please feel free to reach out.

Sincerely,
<image001.png>
Emily Bunn,
Associate 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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EXHIBIT B

Supplemental Documents

Hearing Examiner

Case# CU2024-0019

Hearing date: June 2, 2025

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.

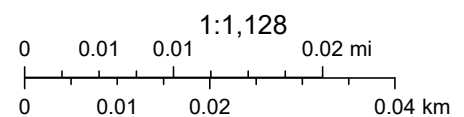
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County, ID Web Map



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

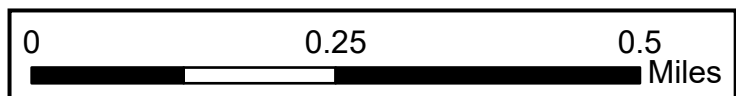
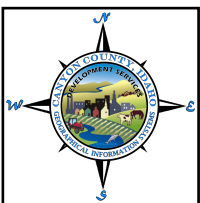
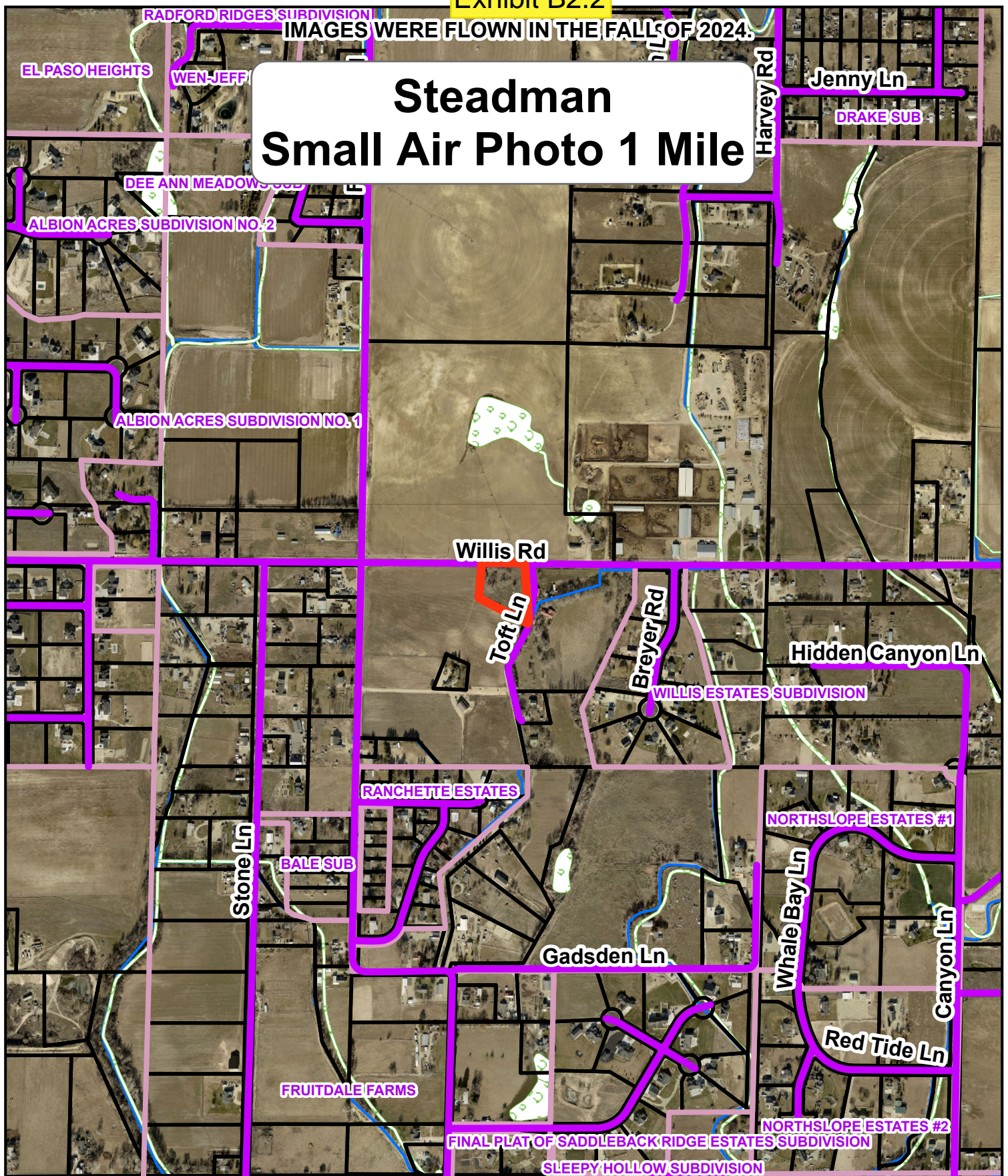
- Parcel Number Search _Query result_2
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CC_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue



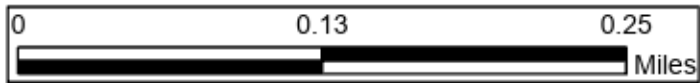
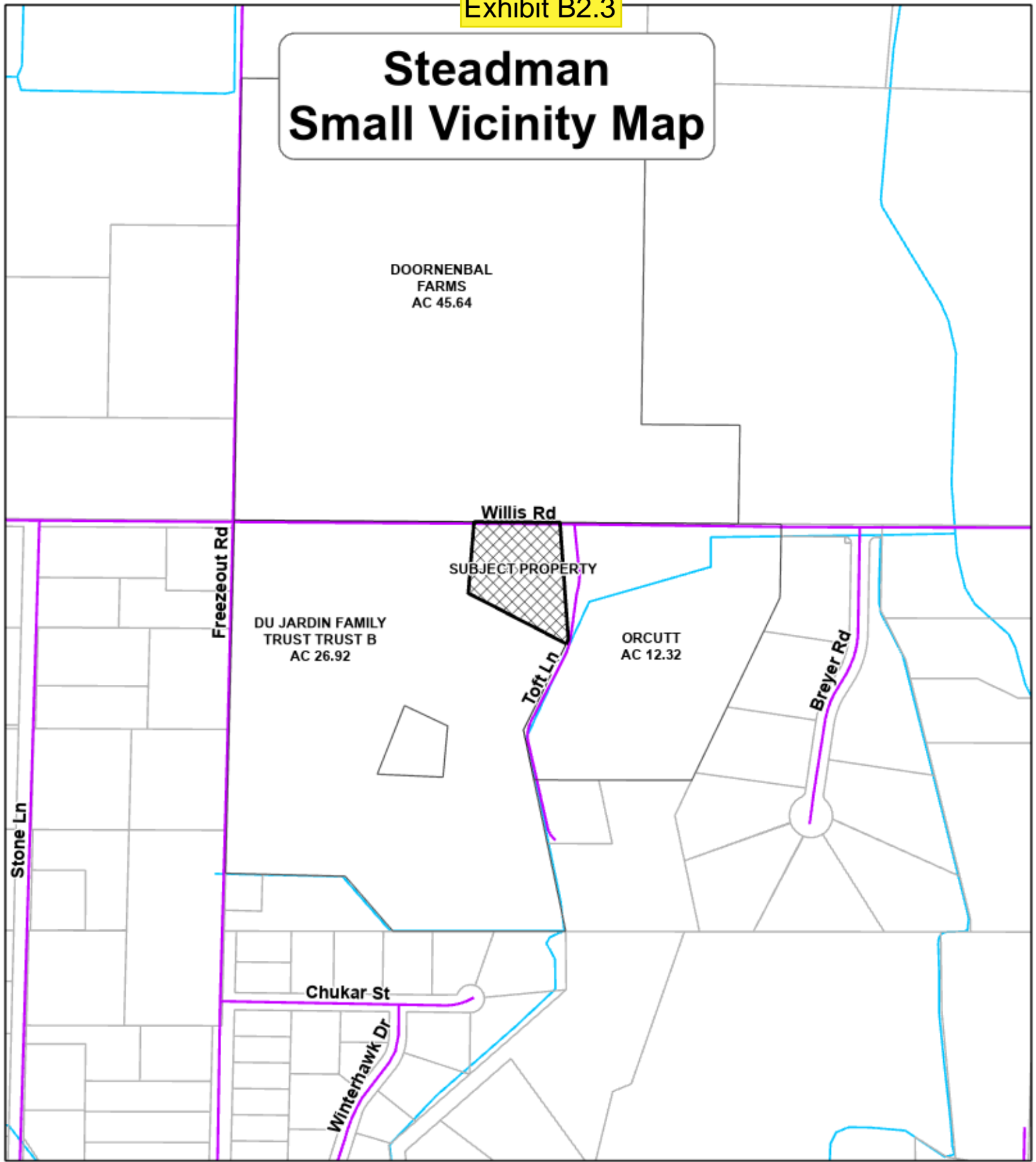
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

IMAGES WERE FLOWN IN THE FALL OF 2024.

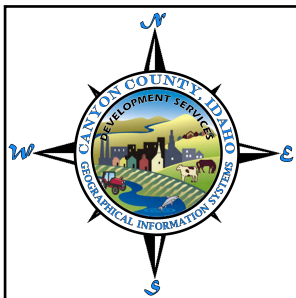
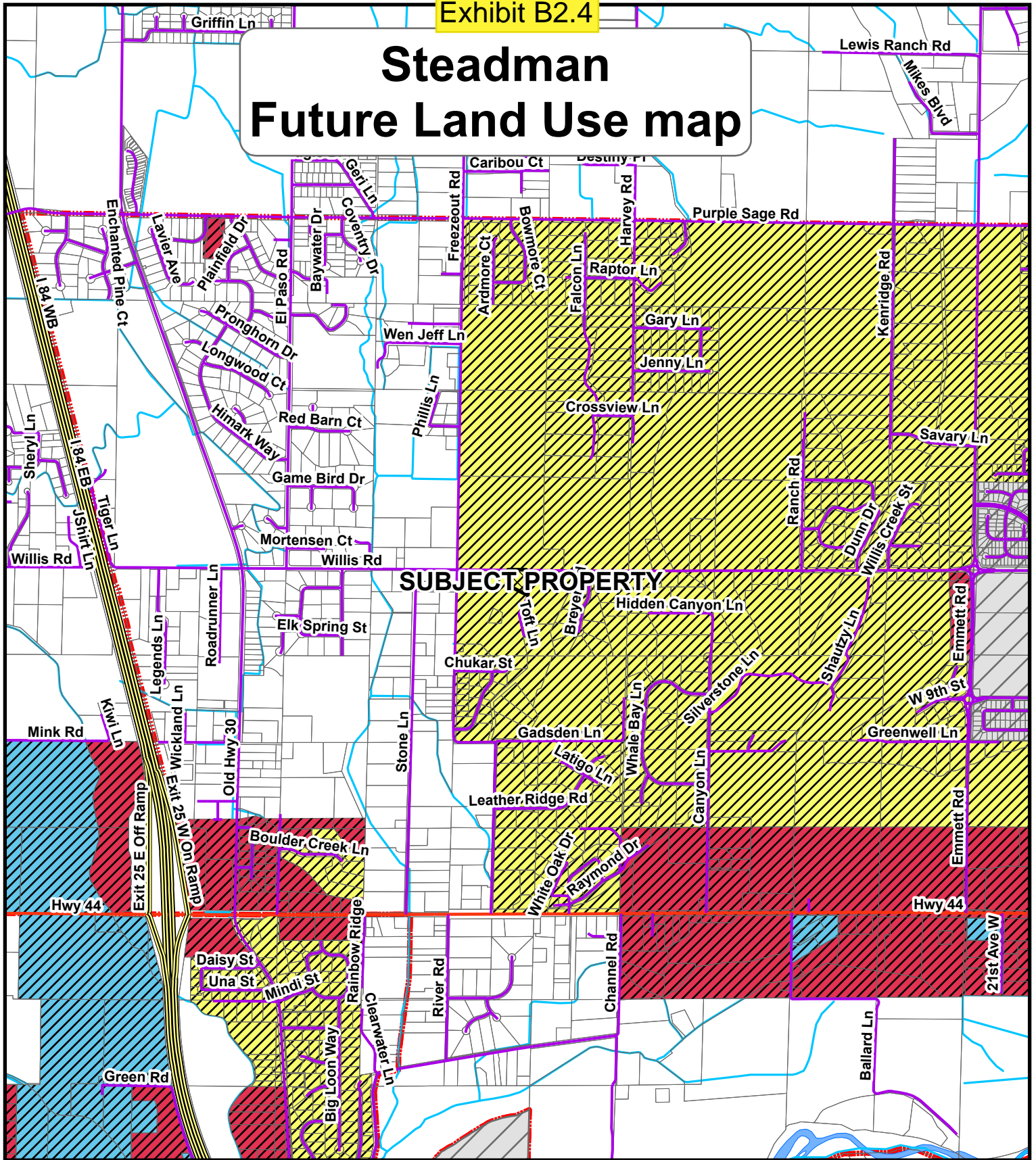
Steadman Small Air Photo 1 Mile



Steadman Small Vicinity Map



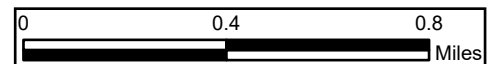
Steadman Future Land Use map



Legend

Future Land Use 2030

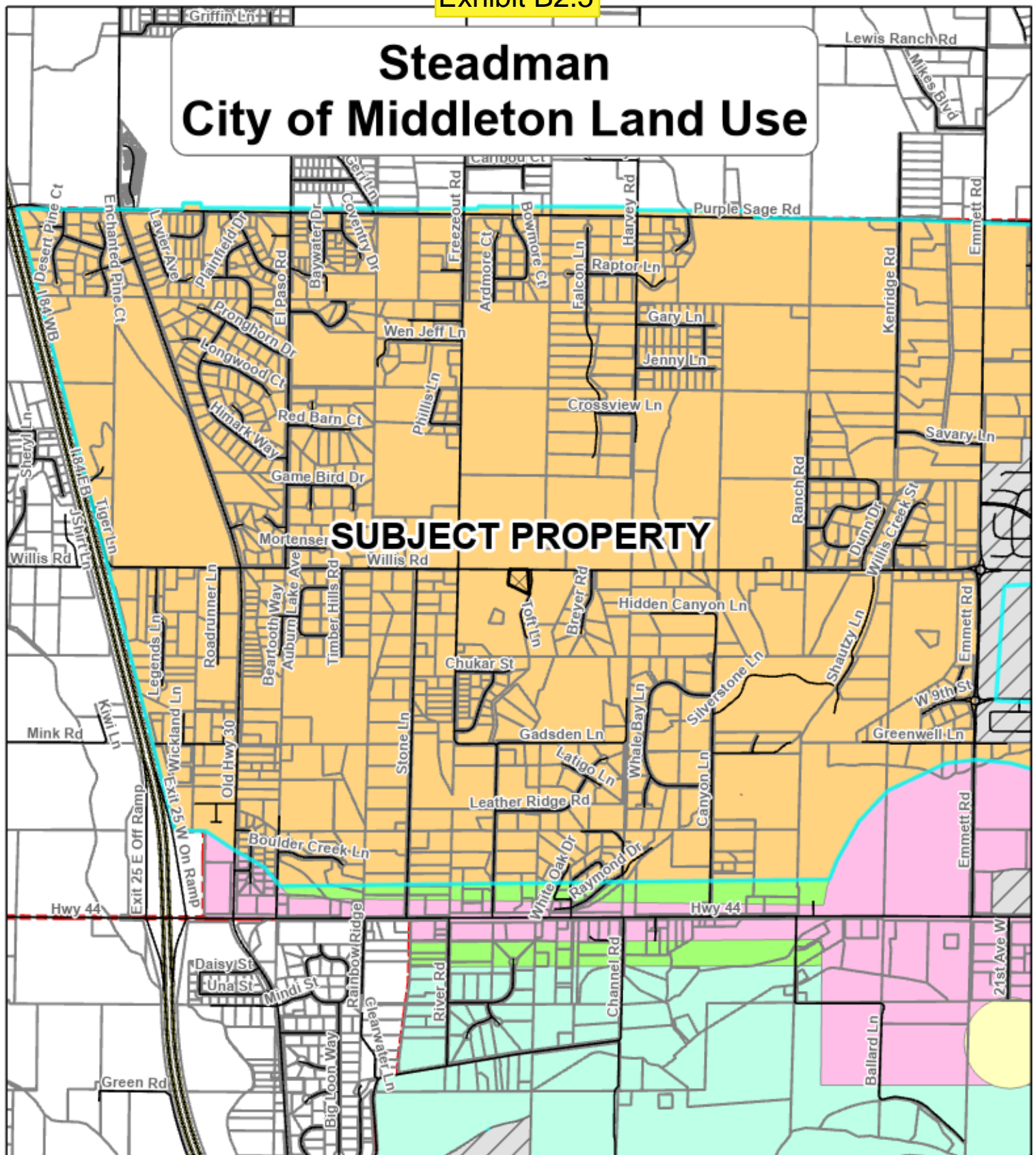
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Steadman

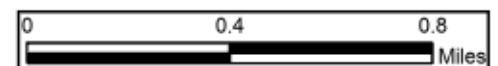
City of Middleton Land Use

SUBJECT PROPERTY

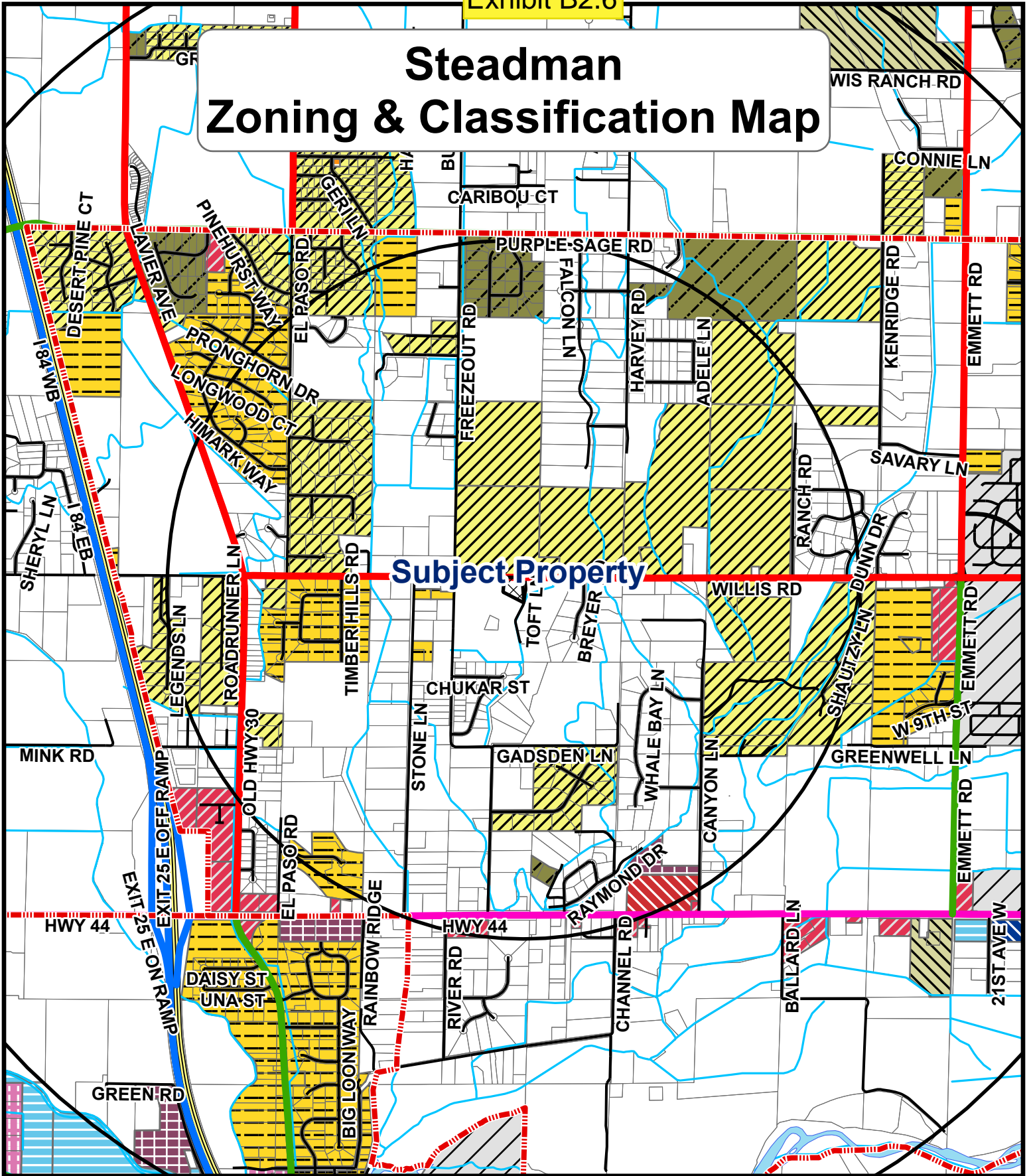


MiddletonCompPlan

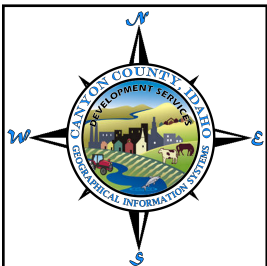
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented



Steadman Zoning & Classification Map



Subject Property



Current Zoning

	RR
	CR-RR
	R1
	CR-R1
	R2
	C

ITD Functional Classification

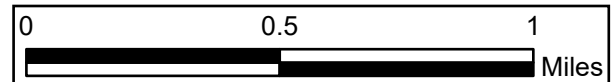
	C1
	CR-C1
	C2
	CR-C2
	M1
	CR-M1
	M2

AG

	AG
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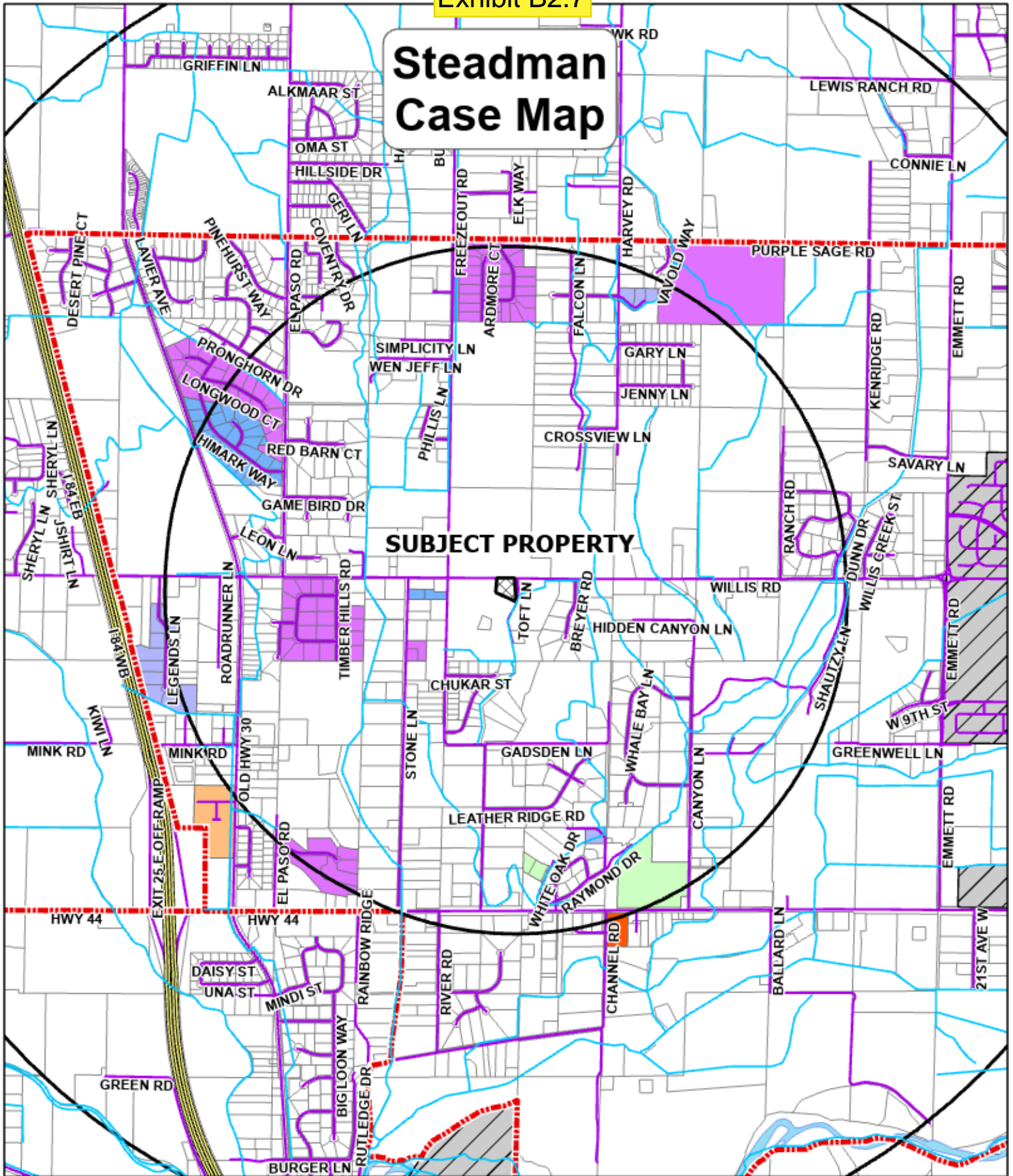
ITD Functional Classification

	Interstate
	Major Collector
	Minor Arterial
	Minor Collector
	Other Principal Arterials

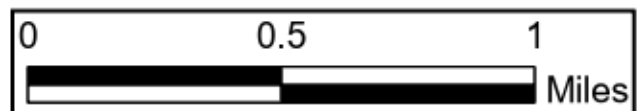


Steadman Case Map

SUBJECT PROPERTY



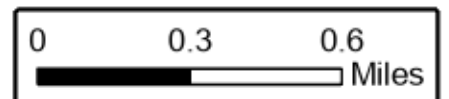
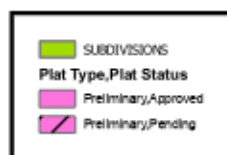
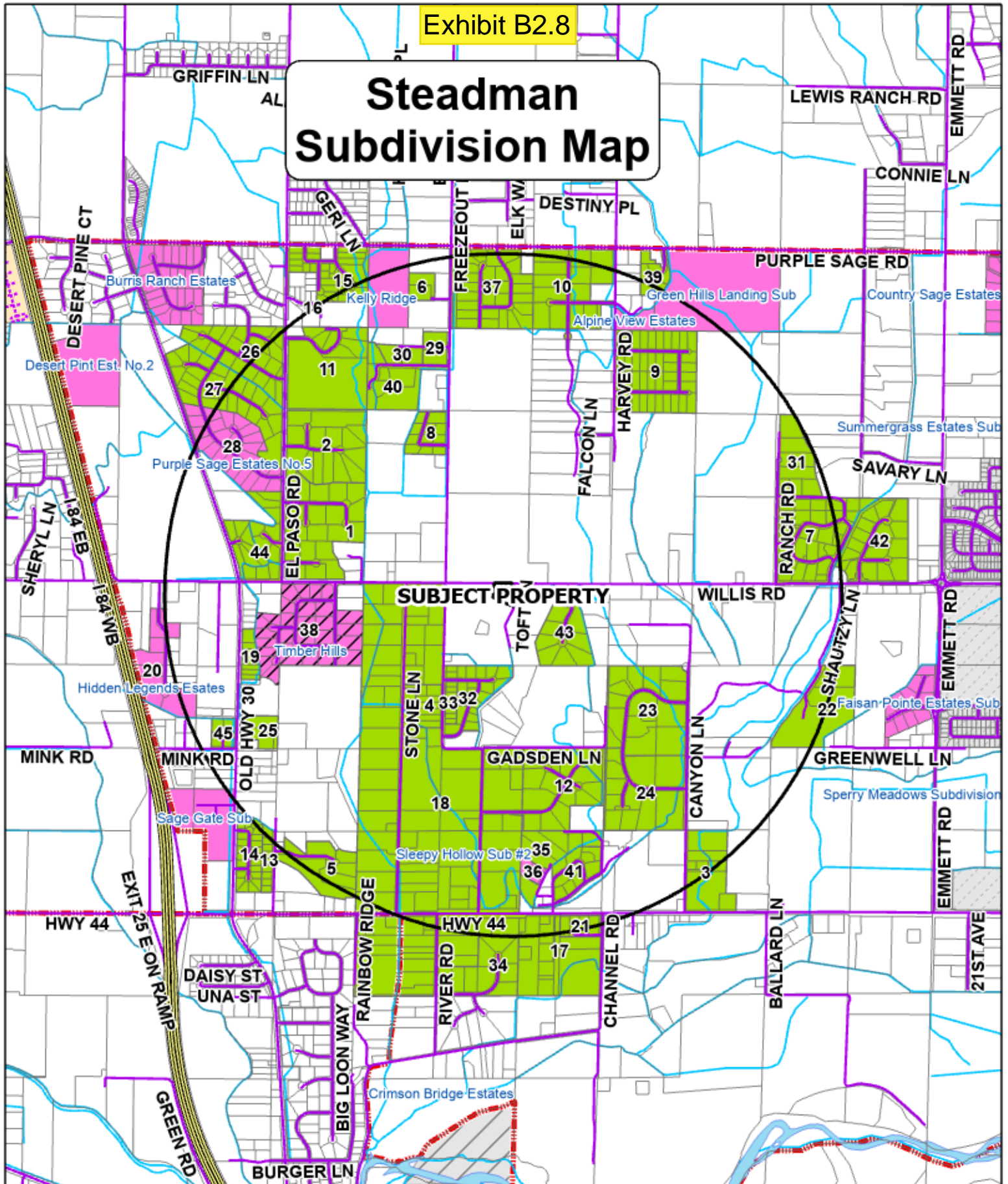
YEAR	
Year	
2020	2023
2021	2024
2022	2025



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



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

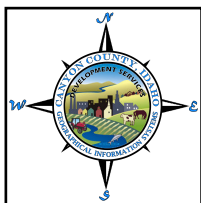
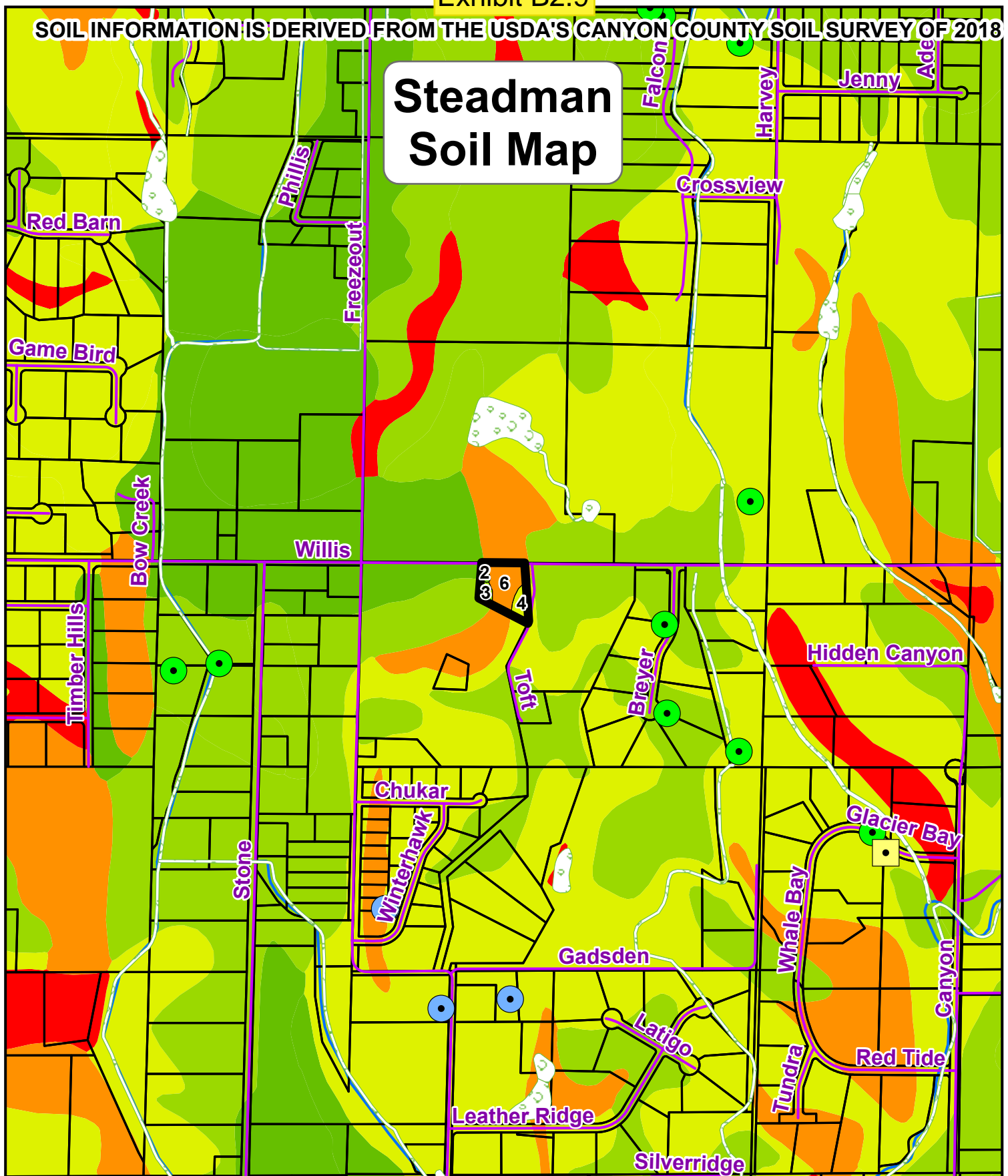
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ALBION ACRES SUBDIVISION NO. 1	1	5N3W34	41.10	19	2.16	COUNTY (Canyon)	2018
ALBION ACRES SUBDIVISION NO. 2	2	5N3W34	33.13	14	2.37	COUNTY (Canyon)	2018
ATKINSON SUB	3	4N3W02	21.36	10	2.14	COUNTY (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...

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

Steadman Soil Map



Nitrate Priority Wells

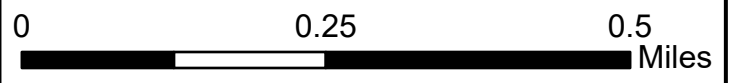
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- 2.000001 - 5.000000
- 5.000001 - 10.000000
- ▲ 10.000001 - 49.800000



IDWR_2C_Geothermal_



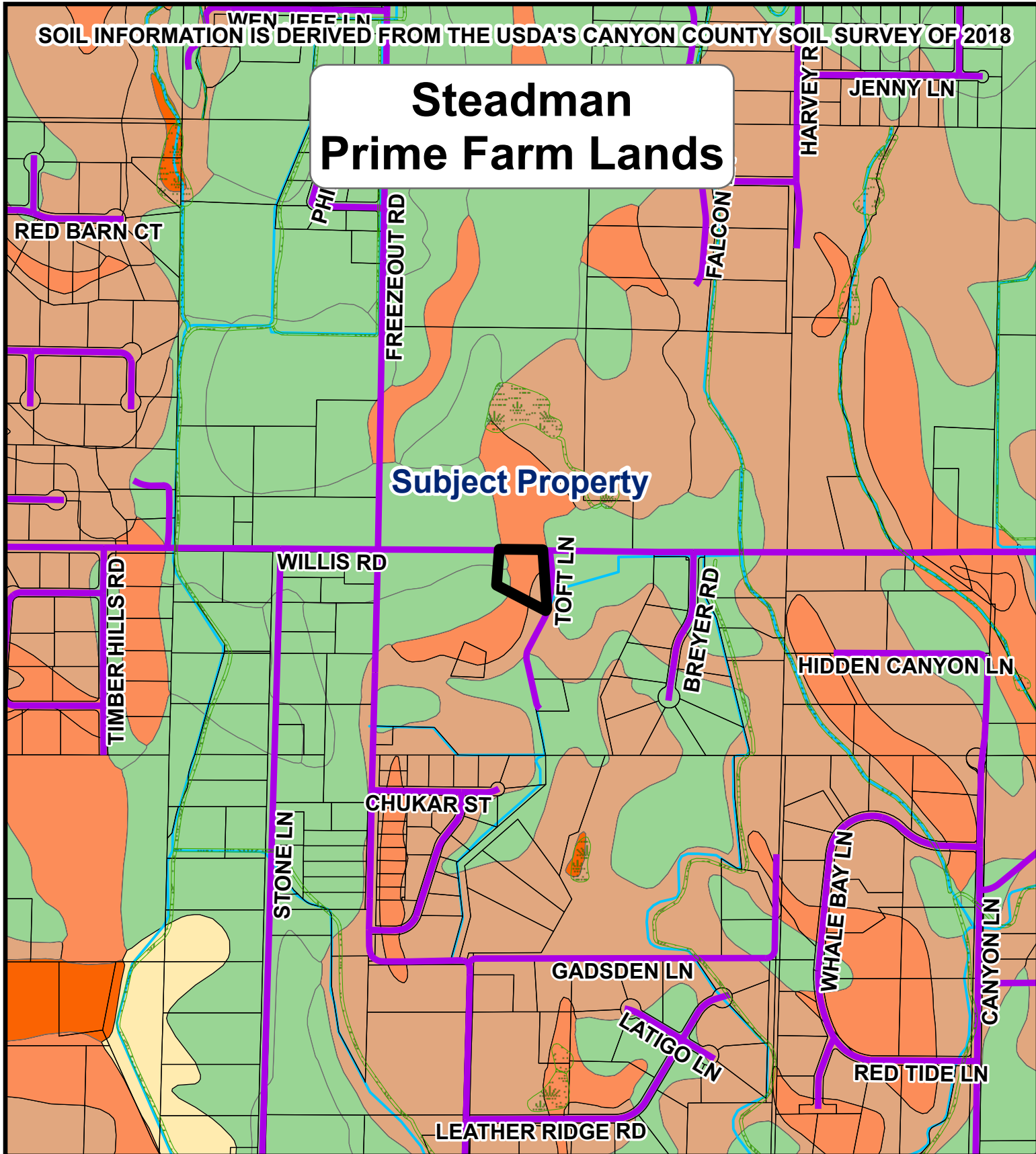
Wetlands



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

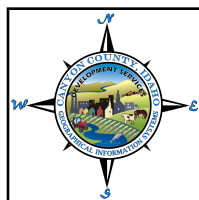
Steadman Prime Farm Lands

Subject Property

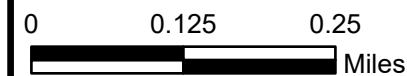


FARMLAND

- 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



- TAXLOTS
- City Limits
- WETLANDS
- 2C_Hydro



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

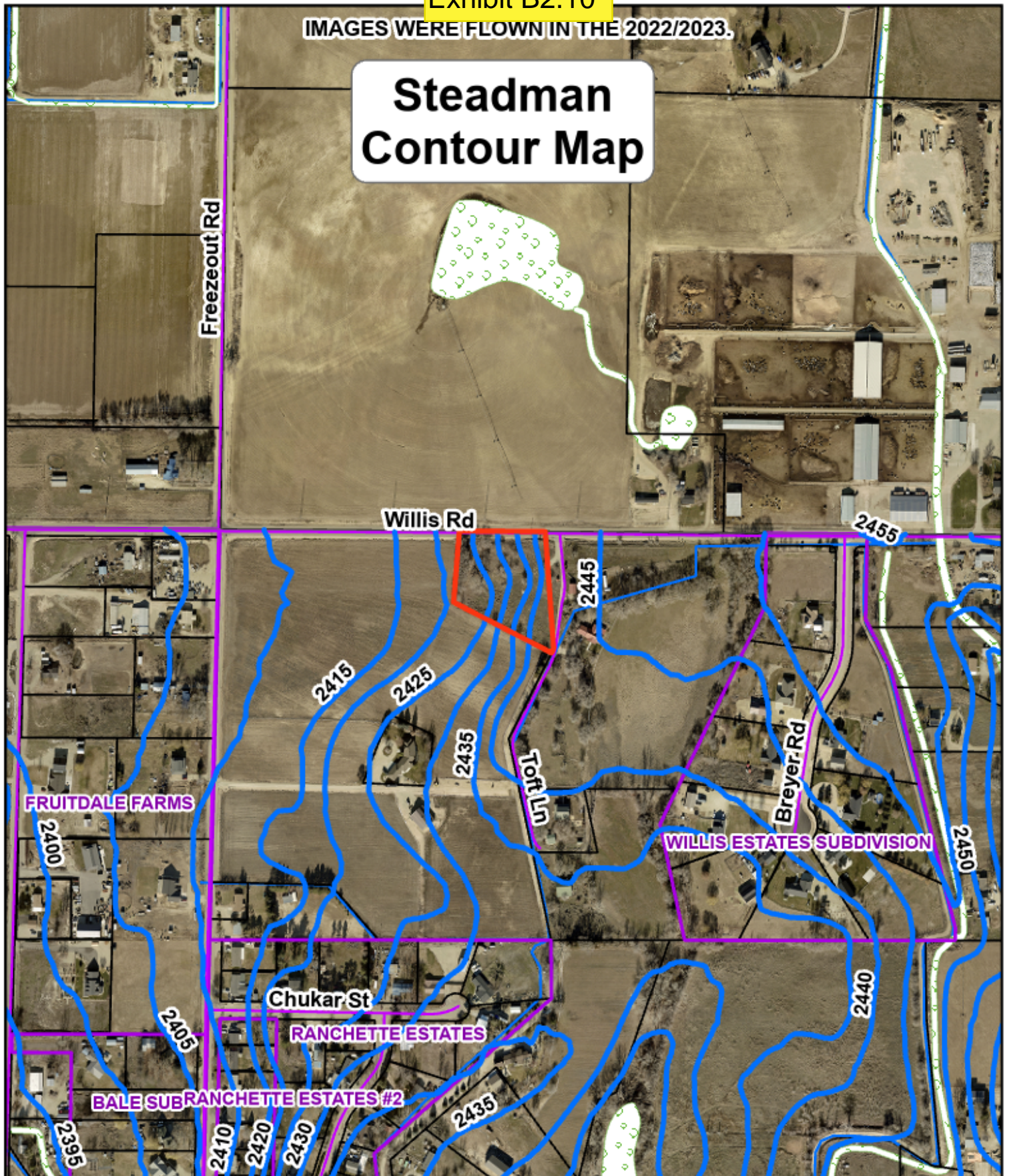
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhD	Not prime farmland	58963.99	1.35	62.15%
JeB	Prime farmland if irrigated	5770.88	0.13	6.08%
EvC	Farmland of statewide importance, if irrigated	19807.83	0.45	20.88%
PhB	Prime farmland if irrigated	10329.34	0.24	10.89%
		94872.05	2.18	100%

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

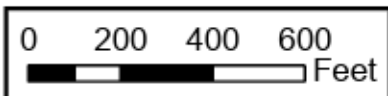
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

IMAGES WERE FLOWN IN THE 2022/2023.

Steadman Contour Map

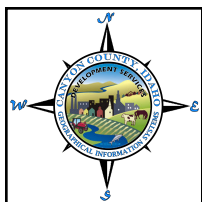
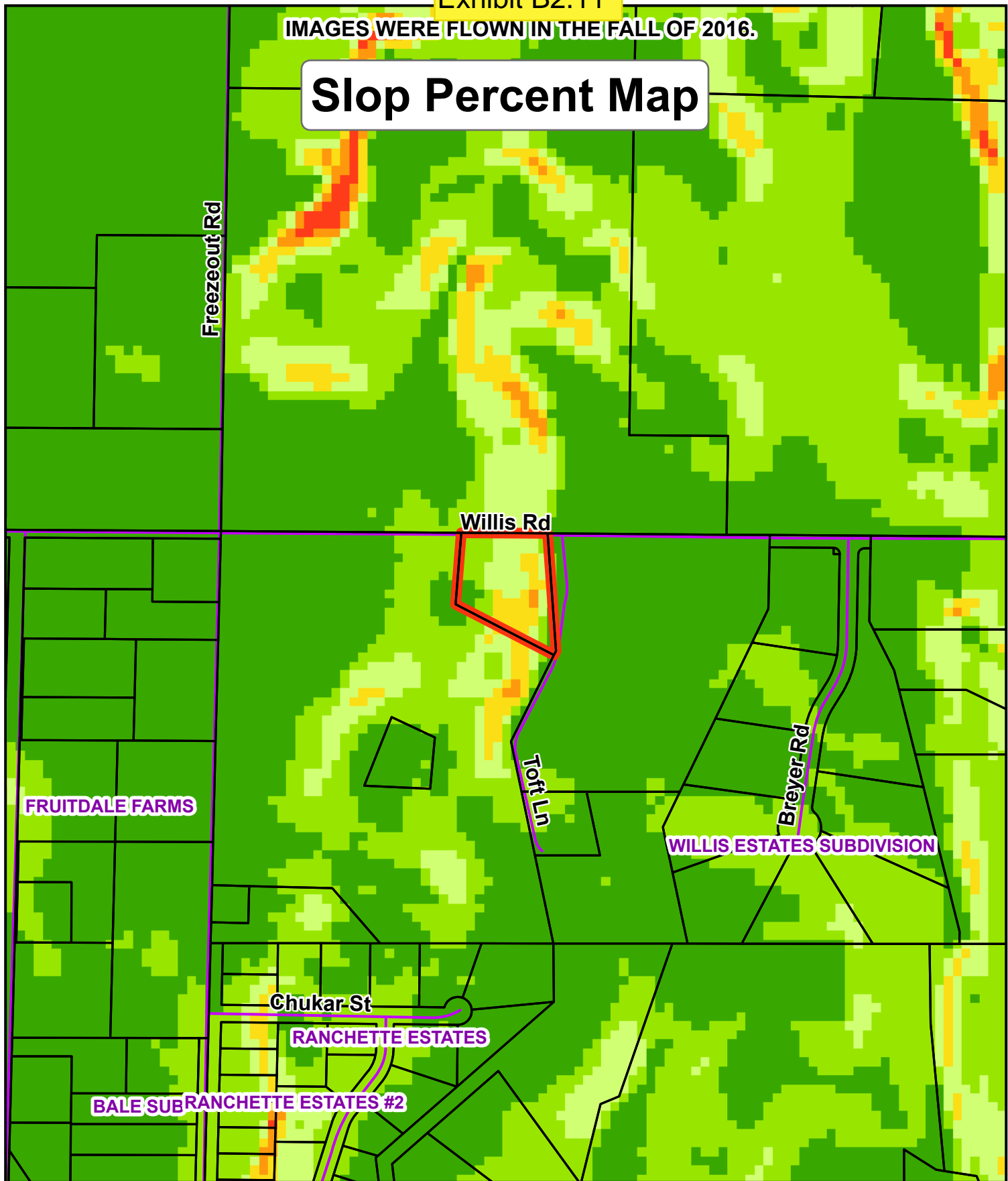


- Legend
- SUBJECT_PROPERTY
 - TaxParcels
 - SectionContours
 - Wetlands



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

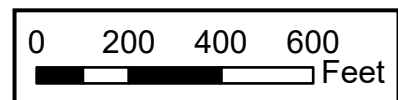


Exhibit C: Site Photos Taken on May 16, 2025

Image 1 (left): Taken at the Entrance of the Subject Property Facing East on Willis Road

Image 2 (right): Taken at the Entrance of the Subject Property Facing West on Willis Road



Images 3 and 4 (left): Taken at Entrance of Toft Lane Facing North



Image 5 (left): Taken at the Entrance of Toft Lane Facing South

Image 6 (right): Taken on Toft Lane Facing Southeast



Image 7 (left): Taken on the Subject Property facing Southwest.

Image 8 (right): Taken on the Subject Property Facing North



Image 9 (left): Taken on the Subject Property Facing Northeast

Image 10 (right): Taken on the Subject Property Facing Southwest



Image 11 (left): Taken on the Subject Property Facing East

Image 12 (right): Taken on the Subject Property Facing North



Image 13 (left): Taken on the Subject Property Facing East

Image 14 (right): Taken on the Subject Property Facing Northeast



Image 15 (left): Taken on the Subject Property Facing Northeast

Image 16 (right): Taken on the Subject Property Facing Northwest Near Southern Boundary



Image 17 (left): Taken on the Subject Property Facing East

Image 18 (right): Taken on the Subject Property Facing Northeast



EXHIBIT D

Agency Comments Received by: May 23, 2025

Hearing Examiner

Case# CU2024-0019

Hearing date: June 2, 2025

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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Name of Development: _____

Applicant: _____

P.E./P.G.: _____

All others in Attendance: _____

_____ EHS #'s _____ Date _____

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

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

Additional Comments:

Anthony Lee

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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1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

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

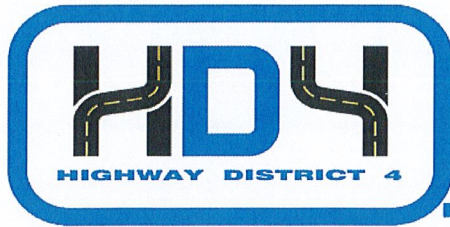


Exhibit D4

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

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 **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

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>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>;



April 25, 2025

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Use Permit; Parcel R34474012
Case No. CU2024-0019
Applicant: Kyle Steadman
Property Owner: Kyle Steadman
Planner: Emily Bunn

The subject property is located at the intersection of Willis Road and Toft Lane, also referenced as Parcel R34474012 in Canyon County, Idaho. The parcel is within the Black Canyon Irrigation District (District) service area boundary and receives surface water irrigation from the District.

There are currently no requirements from the District for development on this parcel. All items have been satisfied or removed. (See detail below for additional information)

The District's initial response on September 23, 2024, informed the applicant that the District's C.E. 10.2 pipeline alignment ran adjacent to the southeast corner of Parcel R34474012, as well as a historic 50-foot-wide easement per Bureau of Reclamation's mapping. However, upon further field verification, it has been confirmed by the District that the C.E. 10.2 pipeline was relocated and is no longer within the boundaries of Parcel R34474012.

The applicant is not required to submit any additional information for Parcel R34474012 as previously requested.

Please note that while all development requirements have been removed by the District, the applicant's property will continue to be assessed for irrigation water.

Thank you,

A handwritten signature in blue ink, appearing to read 'Mike Meyers', is written over the 'Thank you,' line.

Mike Meyers
District Manager
Black Canyon Irrigation District

'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

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 **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

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EXHIBIT E

Public Comments Received by: May 23, 2025

Hearing Examiner

Case# CU2024-0019

Hearing date: June 2, 2025

RECEIVED

▶ MAY 06 2025 ◀

RECEIVED

April 30, 2025

To Whom it may concern,

We are writing concerning the Case No. CU2024-0019. Applicant Kyle Steadman. Parcel R 34474012.

Our property line is next to this parcel. We are totally against this proposal for this property.

We have lived in this area for 50 years. We know it will turn into a junk yard. There is enough properties with junk, cars, construction vehicles farm equipment, wood, garbage in this area.

We are totally against Kyle Steadman's permit for a staging area and Contractor shop of the 2.18 acres. Its not zoned for this! The traffic on Willis Road is horrible too! Please deny it!

Bede du Jardin / Denise Thomas
23850 Freeze out Rd
Caldwell Id 83607
208-939-1750
208 459-2862

Exhibit E2

Canyon County Development Services Department
111 North 11th Ave. Suite 310
Caldwell, Idaho 83605

May 16, 2025

To Whom It May Concern:

My property borders Mr. Steadman's property on the east side.

I have no objections to any plans Mr. Steadman proposes for use of this property.

Sincerely,

Jaquelyn Oratt
23948 Taft Lane
Caldwell Idaho
208-250-0298

RECEIVED

▶ MAY 20 2025 ◀

RECEIVED