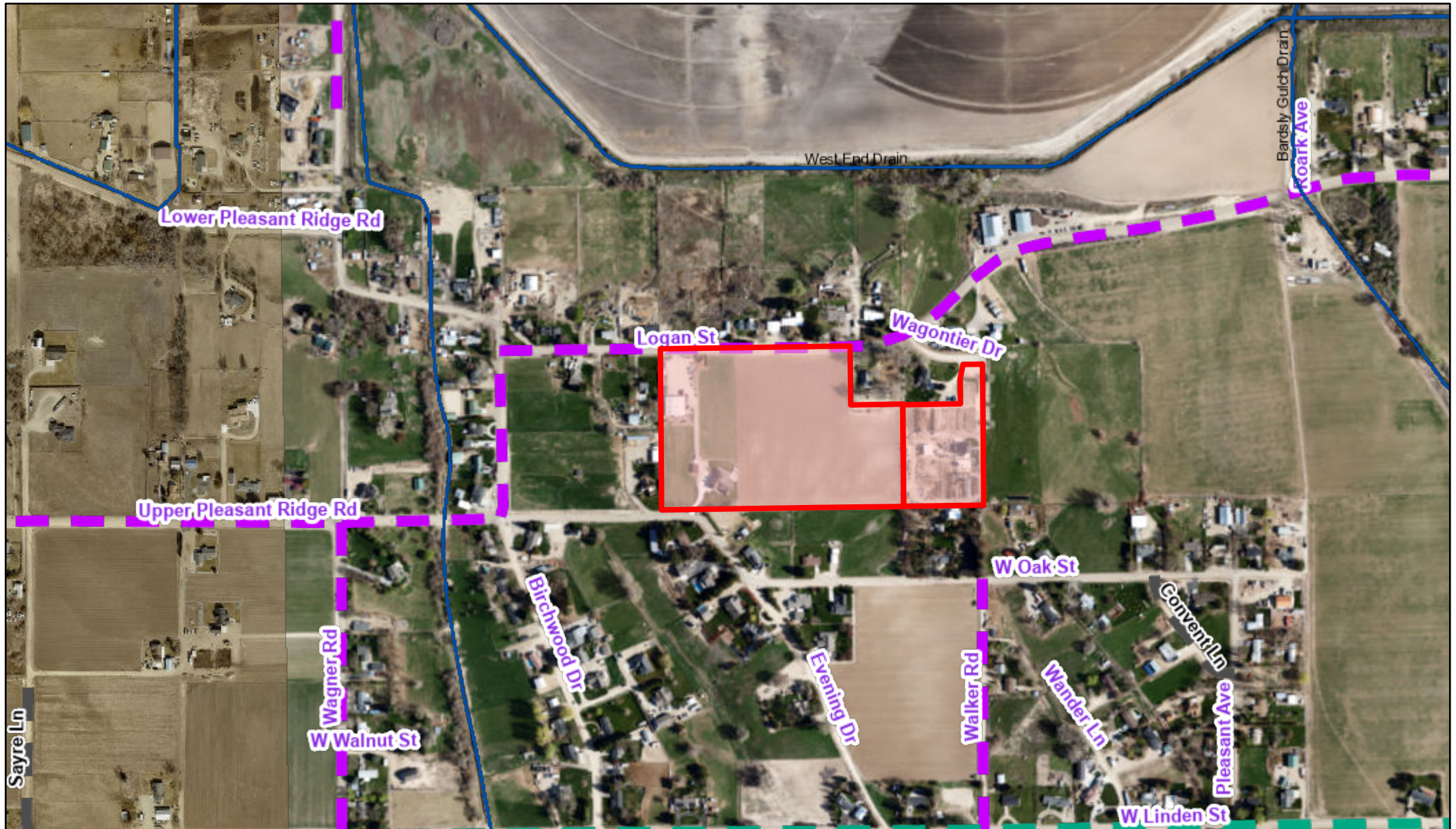


Canyon County, ID Web Map



9/27/2024, 4:06:25 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



CC_PrivateRoads

ITDFunctionalClassification

Major Collector

Minor Arterial

Urban_2023

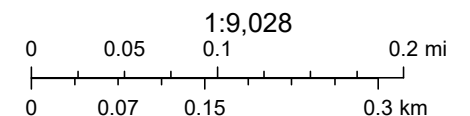
Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1



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



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

208 941 6520

PROPERTY OWNER	OWNER NAME:	Jose I Cervantes	
	MAILING ADDRESS:	16503 Wagonier dr Caldwell	
	PHONE	[REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>06/18/24</u></p>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	same	
	COMPANY NAME:	Mike's Grading Plus	
	MAILING ADDRESS:	16503 Wagonier dr. Caldwell	
	PHONE	[REDACTED]	[REDACTED]

SITE INFO	STREET ADDRESS:	16503 Wagonier dr Caldwell	
	PARCEL NUMBER:	R35479011 and R35477	
	PARCEL SIZE:		
	REQUESTED USE:	Retail/wholesale Nursery/staging area	
	FLOOD ZONE (YES/NO)		ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	W2024-0020	DATE RECEIVED:	9/27/24
RECEIVED BY:	Madelyn Vander Ven	APPLICATION FEE:	\$950
		CK MO	<input checked="" type="radio"/> CASH



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

AFFIDAVIT OF LEGAL INTEREST

I, Shellye Wilson, 16731 Logan St.
(name) (address)
Caldwell, ID 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jose I. Cervantes Sylvia Cervantes
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 23rd day of September, 20 24.

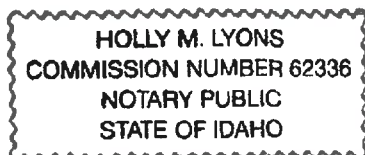
Shellye J. Wilson
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 23rd day of September, in the year 20 24, before me Holly Lyons,
a notary public, personally appeared Shellye Wilson, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Holly Lyons

My Commission Expires: 5/21/25



RECEIVED
SEP 17 2024
BY: Lo

CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed		
Letter of Intent (see standards on next page)		
Site Plan (see standards on next page)		
Operation Plan (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with the following agencies:		
Southwest District Health		
Irrigation District	S/T M. McGee	6/20/24
Fire District	CFD Audrey	6/15/24
Highway District/ Idaho Transportation Dept.		
Area of City Impact (if applicable)		
Deed or evidence of property interest to the subject property		
Fee: \$950.00		
\$600.00 (CUP Modification)		
Fees are non-refundable		

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

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

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

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

STANDARDS

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

A scaled drawing showing:

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

Operation Plan to include:

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

LETTER OF INTENT – CCZO Section 07-07-05

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

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

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

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

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

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

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

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

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

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

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

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

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

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

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

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

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

5. **ACCESS:**
☐ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Nursery - Retail/Wholesale - Staging area

2. DAYS AND HOURS OF OPERATION:

☒ Monday 7 AM to 7 PM
☒ Tuesday 7 AM to 7 PM
☒ Wednesday 7 AM to 7 PM
☒ Thursday 7 AM to 7 PM
☒ Friday 7 AM to 7 PM
☒ Saturday 8 AM to 5 PM
☒ Sunday 8 AM to 5 PM

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 0-2 ☐ No

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

Height: 2 ft Width: 3 ft. Height above ground: 3 ft

What type of sign: _____ Wall _____ Freestanding _____ Other wood w/ vanil post (2)

5. PARKING AND LOADING:

How many parking spaces? 5

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

To whom it may concern,
This is our letter of intent.

We are interested in the property so we may use it for our businesses. Our businesses are called Mike's Grading plus which includes Mike's Grading Plus Nursery. We are the full owners of both businesses. We are also 50% owners of Hidden Springs Landscape LLC. We do landscaping, new installation, remodelling, maintenance, snow removal, etc. Our use for the property is expand our storage space, so we would be able to park our equipment. We will also be using the property to expand our nursery. We will be growing more trees and plants both to sell and use in our landscaping businesses. We work weekdays between the hours of 7am to 7pm. We also work Weekends from 8am to 5pm. The hours may also vary due to weather. We do re deliver trees between 7am and 7 pm throughout the entire weeks. We only get delivery trucks about 5 times a year. We are in the process of requesting a CUP for our nursery. Any water used for the trees and plants will be provided by our home well and the ditch that is next to the property. The only access to the property will be from our current property. There will be no impacts to traffic, schools, irrigation facilities, emergency services, and/or our neighbors to our knowledge. We have about 7 Employees that come and go from the property. Which we have had no complaints about. Employees do not use our home restroom. If application is approved we will be acquiring the property parcel #R35477

Archived: Friday, May 30, 2025 11:01:29 AM

From: [Amber Lewter](#)

To: 'SYLVIA CERVANTES' 'mikesgradingplus@hotmail.com'

Subject: 5/28/2025 Meeting

Importance: Normal

Sensitivity: None

Good Morning Mr. and Mrs. Cervantes,

~

I just wanted to follow up on our meeting yesterday and provide the notes for what we spoke about.

~

- The shop on your property half is permitted, that is the half the employees will get materials from. The second half is still under construction and has a building permit in progress.

~

- The greenhouse will need an Ag Exempt permit, which I am following up with our Director to allow, due to the property boundary adjustment for your acreage being on hold until the CUP is finalized. Customers do not go into the greenhouse.

~

- The gas tanks need to be contained with a concrete pad underneath and a small lift on the sides. I am following up with DEQ if you will need to get a permit for the gas tanks and the de-icer tank.

~

- You have 7 employees total. 5 will come in the morning, gather the materials and go to the job site. 2 employees will come and gather more materials for the other employees, as needed. On average twice a day. You two are the ones that work in the office in the house. There are no bathrooms for the employees due to the fact that they do not stay onsite. The watering is all on automatic sprinklers, if something needs to be done, one of you or a family member such as your children will do the work onsite for the plants.

~

- Customers come onsite for the wholesale/retail landscape business by appointment only. They buy trees, plants, and materials such as rock and gravel.

~

- The expansion of the property will take access by a culvert and it is only for growing trees, customers will not come to this part of the property.

~

- You will need to provide some sort of irrigation plan.

~

- The equipment and materials on the property are all ones associated with a landscape business such as plants, dirt, rock, skid steers (about 10, with a combination of small and large), trucks (8), tractor (1), trailers (about 8), etc.

~

- You were already planning to build a fence at the new expansion site once the property boundary adjustment is complete, so you are ok with making it a site obscuring fence. You are also going to plant larger trees to assist with wind break, noise, and view.

~

Please let me know if I missed anything.

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@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.~

~

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Archived: Friday, May 30, 2025 11:01:49 AM
From: [SYLVIA CERVANTES](#)
Mail received time: Thu, 22 May 2025 13:40:55
Sent: Thu, 22 May 2025 19:40:48
To: [Amber Lewter](#)
Subject: [External] Re: CU2024-0020
Importance: Normal
Sensitivity: None

Sent from my iPad

On May 20, 2025, at 12:11 PM, Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

~

~

- On the site plan I see a shop, can you please explain what kind of shop it is and what business is conducted in the shop.

The shop is where we fix and store equipment, tools, materials.

- *\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- Are customers coming onsite

For our landscaping no.

To buy trees yess

- *\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- For the selling of retail and wholesale, is that done on the property?

Yes

- *\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- Is there porta potties?

No porta potties.

- *\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- Is work conducted on the subject parcels?

??? We water trees and maintenance to the trees.

- \\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- What kind of materials/equipment is stored on the property?

As i said in my letter of intent

Our use for the property its to park our equipment, store products such as trees, shrubs, and other materials used for our businesses, grow trees for our landscaping and sell trees for our nursery.

- \\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- Is there an office?

Yes, inside the house.

- \\pn\pnlv\blt\pnfl\pnindent240\pnql\pntxtb·
- The letter of intent states 7 employees that come and go off the property. Is there any other employees?

Thats all.

Archived: Friday, May 30, 2025 11:01:58 AM

From: [Amber Lewter](#)

To: 'mikesgradingplus@hotmail.com'

Subject: CU2024-0020

Importance: Normal

Sensitivity: None

Hello Jose,

~

I have a few questions for your conditional use permit application.

~

- On the site plan I see a shop, can you please explain what kind of shop it is and what business is conducted in the shop.
- Are customers coming onsite?
- For the selling of retail and wholesale, is that done on the property?
- Is there porta potties?
- Is work conducted on the subject parcels?
- What kind of materials/equipment is stored on the property?
- Is there an office?
- The letter of intent states 7 employees that come and go off the property. Is there any other employees?

~

Please get these answered as soon as possible so I can move forward with my analysis and get the case scheduled for hearing.

~

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

Direct Line:\~ 208-454-6631\~\~\~\~\~\~

Fax:\~ 208-454-6633

Email:\~ amber.lewter@canyoncounty.id.gov

Website:\~ www.canyoncounty.id.gov

\~

Development Services Department (DSD)

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Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

\~

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\~

\~

Archived: Friday, May 30, 2025 11:02:07 AM
From: [Amber Lewter](#)
To: 'mikesgradingplus@hotmail.com'
Subject: CU2024-0020
Importance: Normal
Sensitivity: None

Hello Jose,

~

I just wanted to introduce myself as the Planner assigned to your case. I will be starting the initial agency notice. The agencies have 30 days to provide comments. After the 30 days Staff will begin their analysis. Please let me know if you have any questions during this process.

~

~

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

Direct Line:~ 208-454-6631~\~\~\~\~\~

Fax:~ 208-454-6633

Email:~ amber.lewter@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

~

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~

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~

~

Wagontier Dr

New Tree
Planting
Growing

Partying

Wagontier Dr

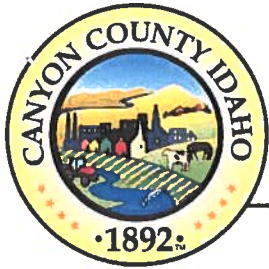
Stack
Supplies

Shop

Home

Tree

Stack



AGENCY ACKNOWLEDGMENT

Date: 6/24/24
Applicant: Jose I Cervante
Parcel Number: 235479011
Site Address: 16503 Wagonfier Dr Caldwell

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/24/24 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 6-24-24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: HP4

☐ Applicant submitted/met for official review.

Date: 6/24/24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Tor

☐ Applicant submitted/met for official review.

Date: 6/24/24 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: _____ Signed: _____
Canyon County Development Services Staff



This document is being recorded to correct
grantor

File # 17299883

2018-039337
RECORDED
09/04/2018 10:22 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Quitclaim Deed

who also acquired title as Jose I Cervantes-Padilla
For value received, Jose I Cervantes and Silvia Cervantes, husband and wife

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

Jose I Cervantes and Silvia Cervantes, husband and wife

whose current address is 16503 Wagontier Dr. Caldwell 1083607
the following described premises: See attached legal

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

Date: 08/31/2018

[Signature]
Jose I Cervantes

[Signature]
Silvia Cervantes

2018-045288
RECORDED
10/10/2018 11:38 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 HCRETAL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

State of ID, County of Canyon, ss.

On this 31st day of August in the year of 2018, before me, the undersigned, a
Notary Public in and for said State, personally appeared Jose I Cervantes and Silvia Cervantes known or identified
to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same.

[Signature], Notary Public

Residing at: _____

My Commission Expires: _____

(seal) _____

My commission expires: Dec. 13, 2019



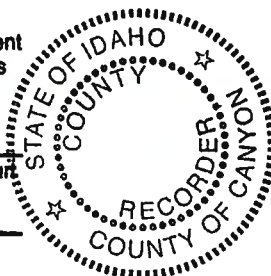
State of Idaho } ss.
County of Canyon }

I hereby certify that the foregoing instrument
is a true and correct copy of the original as
the same appears in this office.

DATED

10-04-2018
CHRIS YAMAMOTO Clerk of the District Court
and Ex Officio Recorder

By [Signature]
Deputy



Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date 05/14/24

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

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

The Neighborhood Meeting details are as follows:

Date: 06/04/2024

Time: 5 p.m.

Location: 16503 WAGONTIER DR. CALDWELL IDAHO 83607

The project is summarized below:

We are applying for a nursery (retail/wholesale) and a contractor shop

Site Location: 16503 WAGONTIER DR. CALDWELL IDAHO 83607

Total acreage: 2.75

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

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

If you have any questions prior to the meeting, please contact me at (phone, correspondence).

Sincerely,

Jose I Cervantes



NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



CANYON COUNTY ZONING ORDINANCE §07-01-15

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

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

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: 16503 Wagonier Dr.

Parcel Number:

City: Caldwell

State: Id

ZIP Code: 83607

Notices Mailed Date: 5/14/24

Number of Acres: 3.5

Current Zoning:

Description of the Request:

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose I Cervantes

Company Name: Mike's Grading Plus

Current address: 16503 Wagonier Dr

City: Caldwell

State: Id

ZIP Code: 83607

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 06/04/2024

MEETING LOCATION: 16503 Wagonier Dr

MEETING START TIME: 5pm

MEETING END TIME: 1.5 hrs

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1.

2.

3.

4.

5.

6.

7.

8.

9.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R25429	OESCH MICHAEL AND JANA REVOCABLE TRUST	16448 W OAK ST	CALDWELL	ID	83607
R2544401C	MATHESON MICHAEL L	22823 150TH ST SE	MONROE	WA	98272
R25451011	RANDALL DAVID D	19170 EVENING DR	CALDWELL	ID	83607
R25451011	MCCORMICK DAVID L	19150 EVENING DR	CALDWELL	ID	83607
R25430	SCHOONOVER NICK	16378 W OAK ST	CALDWELL	ID	83607
R25438	MILLER LAREE RENAE	3918 MEADOW AVE	CALDWELL	ID	83605
R25440	CASEBOLT ANNA N	19216 EVENING DR	CALDWELL	ID	83607
R25451011	WILSON DAVID	16617 W OAK ST	CALDWELL	ID	83607
R25436	LUNDBERG RICHARD W	16540 W OAK ST	CALDWELL	ID	83607
R25437	LUNDBERG RICHARD W	16540 W OAK ST	CALDWELL	ID	83607
R25439	ROOKSTOOL DONNA LIFE ESTATE	16632 W OAK ST	CALDWELL	ID	83605
R25408	ROCHESTER VICTORIA	16463 W OAK ST	CALDWELL	ID	83607
R25403	POSTON JON E	19118 WALKER RD	CALDWELL	ID	83607
R25420	MATTESON KIRK	16429 W OAK ST	CALDWELL	ID	83607
R35479	SMITH ROSARIO M	16541 WAGONTIER DR	CALDWELL	ID	83607
R35480	BYWATER KENT A	16622 LOGAN ST	CALDWELL	ID	83607
R3548101C	RIMBEY NEIL R @@@	16638 W LOGAN ST	CALDWELL	ID	83605
R35470	DYKEMA BERRY A	7377 TUNNING PLACE	CALDWELL	ID	83607
R35471	IDAHO FARMWAY INC	PO BOX 8	WILDER	ID	83676
R3547201C	BOYCE KEN W	16549 LOGAN ST	CALDWELL	ID	83607
R35477	WILSON SCOTT G	16728 UPPER PLEASANT R	CALDWELL	ID	83607
R35496	DUGAN ROY AND HEIDI FAMILY TRUST	16688 LOGAN ST	CALDWELL	ID	83607
R35468	CROOKHAM COMPANY	PO BOX 520	CALDWELL	ID	83606
R35479011	CERVANTES JOSE I	16503 WAGONTIER DR	CALDWELL	ID	83607
R35481	RIMBEY NEIL R	16638 LOGAN ST	CALDWELL	ID	83605
R35472	DYKEMA BERRY A	7377 TUNNING PLACE	CALDWELL	ID	83607
R35476	OESCH MICHAEL AND JANA REVOCABLE TRUST	16448 W OAK ST	CALDWELL	ID	83607
R3547601C	OESCH MICHAEL AND JANA REVOCABLE TRUST	16448 W OAK ST	CALDWELL	ID	83607
R35478	REA VENICE	16635 LOGAN ST	CALDWELL	ID	83607

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11.
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18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Jose I Cervantes

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 06 / 04 / 24

APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

Parcel #: R35479011

(Official Use Only)

Acres: 3.5

Property Address: 16503 Wagonier dr City Caldwell Zip Code 83607

Legal Description: Township 4N Range 3W Section 29 County Canyon

Subdivision: _____ Lot _____ Block _____

Applicants Name: Jose I Cervantes Email: _____

Mailing Address: 16503 Wagonier dr Phone # _____

City: Caldwell State: Id Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Jose I Cervantes

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☒ Residential ☐ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☐ Yes ☒ No

Is a Letter of Intended Use provided? ☐ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): _____

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☐ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Adding and growing trees 2 acre separate parcel
No septic

SIGNATURE: [Signature]

DATE: 6/24/24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDHI does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



RECEIPT

Paid By:

For:

Pre-Development Meeting

Pre-Development Meeting

13307 Miami Lane
Caldwell, ID 83607

13307 Miami Lane
Caldwell, ID 83607

Account Number: 014049

Date	Service(s)	Charges	Payments
24-Jun-24	Pre- Development Meeting	100.00	
24-Jun-24	Payment Pre- Development Meeting - Pre-Development Meeting [015794]		-100.00

Amount Due 0.00

Payment method Check

Receipt Number 241644

Facility/Nexus # Jose Cervantes - 16503 Wagonier Dr

Message Pre- Development Meeting

Printed on June 24, 2024 9:10 AM

Tonya Temes

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

ELS ENGBRITSON LAND SURVEYS, PLLC.

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 - mike@elsurveys.com

24 August 2017

ELS Project No. 170821

Land Description

Conger - Cervantes

Parcel B – Contains 3.50 acres more or less

PARCEL B

A parcel of land being a portion of Parcel A and all of Parcel B per Record Of Survey recorded as instrument number 2007015863 within the SE ¼ of the NE ¼ of the SW ¼ Section 29, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at a found steel pin on the southerly rights-of-way line of Wagontier Drive, said pin the NE corner of said Parcel B and the POINT OF BEGINNING.

Thence southerly along the easterly line of said Parcel B S 00°-10'-10" W a distance of 579.88 feet to the SE corner of said Parcel B;

Thence along the southerly line of said Parcel B S 89°-50'-41" W a distance of 330.01 feet to the SW corner of said Parcel B;

Thence along the westerly line of said Parcels N 00°-10'-10" E a distance of 418.03 feet to a set steel pin;

Thence leaving said Parcel line N 89°-50'-35" E a distance of 238.07 feet to a set steel pin;

Thence N 00°-10'-10" E a distance of 104.27 feet to a set steel pin;

Thence N 11°-52'-54" E a distance of 58.69 feet to a set steel pin on said southerly rights-of-way line;

Thence easterly along said rights-of-way line N 89°-51'-39" E a distance of 80.03 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 3.50 acres more or less subject to all existing easements and rights-of-way.

INSTRUMENT NO. 200378839/200465366
PC55688
WARRANTY DEED S.W. J.W.

FOR VALUE RECEIVED Donald G. Mathews, a married man, as his sole and separate property

the Grantor, does hereby grant, bargain, sell and convey unto Scott G. Wilson and Shellye J. Wilson, husband and wife

the Grantees, whose address is 16688 W. Logan Street, Caldwell, ID, 83607

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (2) pages

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2003 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: December 22, 2003

Donald G. Mathews
Donald G. Mathews

STATE OF NORTH CAROLINA

COUNTY OF Wake

On this 23 day of December in the year 2003, before me, a Notary Public, personally appeared Donald G. Mathews known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Charlotte Edwards
Notary Public

Wake Co
My Commission Expires 12/29/04

REQUEST
TYPE Deed Fee 9.00

PIONEER-CALDWELL

G NOEL HALES
CANYON CNTY RECORDER

2003 DEC 29 PM 12 02

RECORDED

200378839

200378839

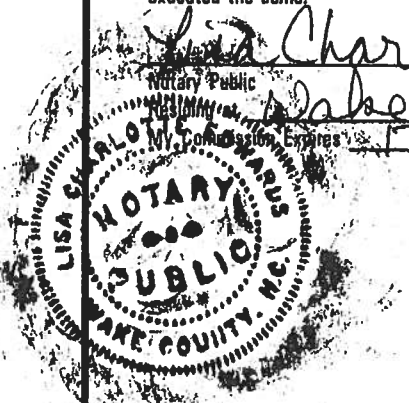


Exhibit "A"

PARCEL I

The South Half of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho.

EXCEPTING THEREFROM a part of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence North 0° 24' West 662.3 feet along the East line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter to the Northeast corner of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

South 89° 17' 45" West ~~211.95~~ feet along the North line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the Northeast corner of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 29, the INITIAL POINT; thence continuing

South 89° 17' 45" West 215 feet along the said North line; thence

South 0° 23' 22" East 242 feet parallel to the East line of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 89° 17' 45" East 215 feet parallel to the aforesaid North line to a point in the East line of the said West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 0° 23' 22" West 242 feet along the said East line to the INITIAL POINT.

AND FURTHER EXCEPTING THEREFROM the East 330 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

(continued)

PARCEL II

A part of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence North 0° 24' West 662.3 feet along the East line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter to the Northeast corner of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

South 89° 17' 45" West 331.95 feet along the North line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter to the Northeast corner of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 29, the INITIAL POINT; thence continuing

South 89° 17' 45" West 215 feet along the said North line; thence

South 0° 23' 22" East 242 feet parallel to the East line of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 89° 17' 45" East 215 feet parallel to the aforesaid North line to a point in the East line of the said West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 0° 23' 22" West 242 feet along the said East line to the INITIAL POINT.

200465366

RECORDED

NOV 30 PM 4 00

G NOEL JALLES
CANYON CNTY RECORDER
BY *D. Sumner*

PIONEER-CALDWELL

REQUEST

TYPE *done* FEE *9-*

Madelyn Vander Veen

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 11, 2025 7:10 AM
To: Madelyn Vander Veen
Subject: [External] RE: Agency Notification of CU2024-0020 / Cervantes
Attachments: Pre.Development.Notes.Signed.06.24.2024.pdf

Hi Madelyn,

Request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is NOT required.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **No structures requiring wastewater disposal systems were proposed.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **No concerns with the rezoning if the applicant meets all SWDH requirements.**

I've attached the 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: Wednesday, April 9, 2025 2:44 PM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; Joe Dodson <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.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>; 'eingleam@idahopower.com' <eingleam@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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

Subject: Agency Notification of CU2024-0020 / Cervantes

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 9, 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 **Madelyn Vander Veen** at madelyn.vanderveen@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 ****

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.



April 14, 2025

Madelyn Vander Veen
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
madelyn.vanderveen@canyoncounty.id.gov

Subject: Agency Notification of CU2024-0020 / Cervantes

Dear Ms. Vander Veen:

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". The signature is stylized with a large initial "T" and a cursive "G".

Troy Smith
Regional Administrator



Date 4/10/2025

Canyon County – Development Services
Re: Case Number: CU2024-0020, 16503 Wagontier Dr.

Dear, Canyon County Development Services Department

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Response Details:

- Nearest Fire Station: CFD Station 1
- Distance: 2.4 miles
- Estimated response time from station: 7 min.

Conditions:

1. Water supply is required: Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
 - a. Private water mains shall be provided in accordance with NFPA 24 507.2.1
2. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
3. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
5. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
6. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
7. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
8. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

Madelyn Vander Veen

From: Joe Dodson <jdodson@cityofcaldwell.org>
Sent: Monday, April 21, 2025 9:42 AM
To: Madelyn Vander Veen
Subject: [External] RE: CU2024-0020 / Cervantes

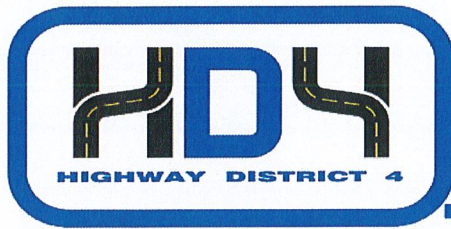
Good morning,

Due to the location of this project and the relative minimal impact of the depicted expansion, the City of Caldwell has no comments on this project request at this time.

Thank you,



**** Please note that my schedule allows that I work a half day every Wednesday and am out of the office at 11am. If immediate assistance is needed on Wednesdays following 11am, please reach out to the PZ@cityofcaldwell.org general email. Thank you!**



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

TELEPHONE 208.454.8135
FAX 208.454.2008

April 28, 2025

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

RE: CU2024-0020 Jose Cervantes Retail/Wholesale Nursery
Canyon County Parcel R35479011 and R35477010 aka 16503 Wagontier Drive

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of a Retail/Wholesale Nursery within an agricultural zone located on the above described parcels. The subject property is located south of Logan St in Section 29 T4N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 3.49 acres. The application materials indicate if the conditional use is approved, an additional parcel (R35477) would be added, or a portion of this parcel added. As the application materials are not clear as to the size of the proposed facility, these comments are limited to the original 3.5 acres at 16503 Wagontier Drive. If additional property is included with the conditional use approval, further requirements from the highway district, including additional impact fees, may apply.

The subject parcel has approximately 80 feet of frontage Wagontier Drive along the northerly boundary. Wagontier Drive is classified as a local road on the functional classification maps adopted by HD4 and Canyon County. The culdesac at the east end of Wagontier is constructed within an easement intended to be vacated if/when Wagontier is extended east in the future.

Access

The subject property is served by a gravel driveway approach to Wagontier Drive at the culdesac on the east end. This approach is suitable for use for the proposed commercial nursery provided that it is improved with a paved apron to meet ACCHD Standard Drawing SD-106. An access permit from HD4 is required for these improvements to the approach, and to document the change in use for the property.

Transportation Impacts

The rezone application provided by the applicants indicates the property will be used to support a retail/wholesale nursery. 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
Nursery (Wholesale)	818	Acres*	2.5	2	6
Nursery (Wholesale)	818	Employees	7	4	22
Nursery (Garden Center)**	817	Employees	7	18	153

*Cites studies included only Nurseries with 10 or more acres, not considered reliable

**Based on estimated trips this is similar to a retail nursery with 2,500 sf of retail space

Using acreage (3.5 total acres less 1 acre residential = 2.5 acre facility) in estimating trips from the facility may be unreliable as the studies cited in the 11th Edition Trip Generation Manual all include sites with 10 or more acres. The number of employees may provide a more accurate assessment of the new vehicle traffic associated with the change in use due to the small parcel size. The full retail nursery (ITE Code 817) appears more suitable for a larger retail facility, not consistent with the current uses observed on the property.

HD4 recommends the use of ITE Code 818 for trip generation estimates for the proposed use on the 3.5 acre parcel, which will generate approximately 4 peak hour trips, equivalent to 4 single family residences. Future expansion of the operations on the property, particularly to the larger 8 acre Parcel 35477010 to the west, could significantly increase new traffic growth associated with this use, generally in proportion to the increase in area of use. That additional trip generation is not considered here due to the uncertainties presented in the application.

HD4 does not have traffic impact fees in effect for this portion of Canyon County, but has completed a planning study and is beginning the process to seek approval of a Capital Improvement Plan and Impact Fee for this area.

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: Logan St- CU2024-0020 Cervantes Nursery (Wagontier Drive)

Archived: Friday, May 30, 2025 11:03:50 AM
From: [Matthew Pabich](#)
Mail received time: Thu, 29 May 2025 09:37:11
Sent: Thu, 29 May 2025 15:37:02
To: [Amber Lewter](#)
Subject: [External] FW: CU2024-0020 Cervantes
Importance: Normal
Sensitivity: None

Hi Amber:

~

Your inquiry about permitting regarding the ASTs was routed over to me. ASTs are under the purview of the EPA. There are no permits for ASTs, however SPCC may apply. Stephen Ball, EPA outlines the requirements below.

~

Matthew Pabich | Waste & Remediation Manager

Idaho Department of Environmental Quality
1445 N. Orchard St.

Boise, Idaho 83706
Office phone: (208) 373-0510
<http://www.deq.idaho.gov/>

~

From: Ball, Stephen <Ball.Stephen@epa.gov>
Sent: Thursday, May 29, 2025 9:31 AM
To: Matthew Pabich <Matthew.Pabich@deq.idaho.gov>
Subject: Re: CU2024-0020 Cervantes

~

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.

~

Matthew,

~

They facility may be subject to SPCC for oil storage. There are no permits required for SPCC, but the facility would need to meet all SPCC requirements before starting operations if subject.~

~

<https://www.epa.gov/oil-spills-prevention-and-preparedness-regulations/does-spill-prevention-control-and-countermeasure>

~

Feel free to refer the county to me if they have additional questions.~

~

Thanks,

~

Stephen Ball

EPA On-Scene Coordinator

(208)530-9107

From: Matthew Pabich <Matthew.Pabich@deq.idaho.gov>

Sent: Thursday, May 29, 2025 9:25:35 AM

To: Ball, Stephen <Ball.Stephen@epa.gov>

Subject: FW: CU2024-0020 Cervantes

~

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

~

Hi Stephen:

~

We received the inquiry below from Canyon County. The de-icer is a product, not waste.

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Wednesday, May 28, 2025 4:14 PM

To: BRO Admin <BRO.Admin@deq.idaho.gov>

Subject: CU2024-0020 Cervantes

~

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.

~

Hello,

~

I was hoping to get clarification if the applicant will need to get permits for their gas tanks and de-ice tank as seen in the pictures.

~



~

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

Direct Line:~ 208-454-6631~\~\~\~\~\~\~

Fax:~ 208-454-6633

Email:~ amber.lewter@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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