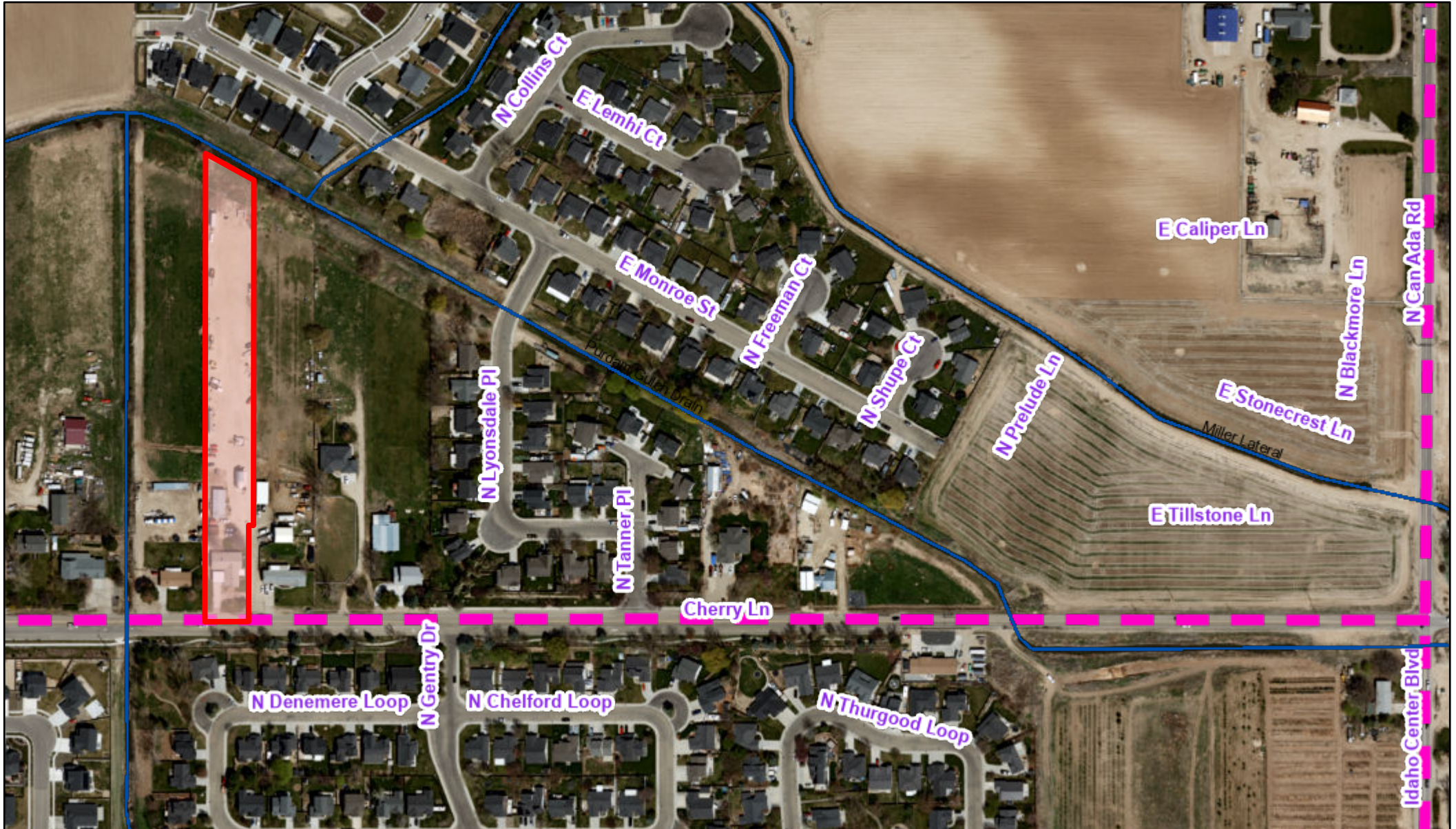


Canyon County, ID Web Map



10/18/2024, 11:59:37 AM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

ITDFunctionalClassification

Other Principal Arterials

Urban_2023

Red: Red

Green: Green

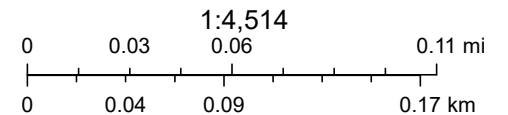
Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3



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

Canyon County, ID

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 | City of Nampa |



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Jacob Shew	
	MAILING ADDRESS: PO Box 702 Nampa ID 83653	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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: <i>Jacob Shew</i>		Date: 6/28/2024

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <i>Patty Clark - Timberline Surveying</i>	
	COMPANY NAME:	
	MAILING ADDRESS: <i>316 S. Kimball Ave Ste 207 Caldwell</i>	
	PHONE: <i>208-465-5087</i>	EMAIL: <i>pclark@timberlinesurvey.com</i>

SITE INFO	STREET ADDRESS: <i>6472 Cherry Lane, Nampa ID</i>	
	PARCEL NUMBER: <i>R3074600000</i>	
	PARCEL SIZE: <i>2.09</i>	
	REQUESTED USE: <i>Staging Area for trucks</i>	
	FLOOD ZONE (YES/NO) <i>no</i>	ZONING DISTRICT: <i>AG</i>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<i>CU2024.0022</i>	DATE RECEIVED:	<i>10.17.24</i>	
RECEIVED BY:	<i>LISTER</i>	APPLICATION FEE:	<i>950</i>	
		CK	MO	<input checked="" type="checkbox"/> CASH



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 <u>Affidavit? ✓</u>	✓	DL
Letter of Intent (see standards on next page)	✓	DL
Site Plan (see standards on next page)	✓	DL
Operation Plan (see standards on next page)	✓	DL
Land Use Worksheet	✓	DL
Neighborhood Meeting sheet/letter completed and signed	✓	DL
Proof of application/communication with the following agencies:	✓	
Southwest District Health	✓	DL
Irrigation District	✓	DL
Fire District	✓	DL
Highway District/ Idaho Transportation Dept.	✓	DL
Area of City Impact (if applicable)	✓	DL
Deed or evidence of property interest to the subject property	✓	DL
Fee: \$950.00		
\$600.00 (CUP Modification) <u>Please invoice</u>		DL
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.



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

AFFIDAVIT OF LEGAL INTEREST

I. JACOB SHEW (name) . 6472 Ontario (address)
Nampa (city) . IDAHO (state) 83607 (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

Timberline Surveying (name) . 316 S. Kimball Ave Ste 207 (address)

to submit the accompanying application pertaining to the subject property.

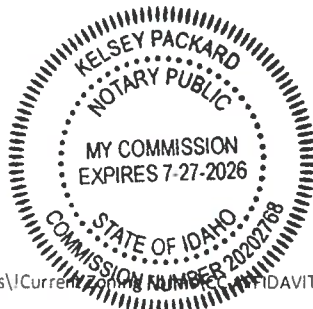
2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 17th day of October, 20 24.

Jacob Shew (signature)
 STATE OF IDAHO) IDAHO
) ss

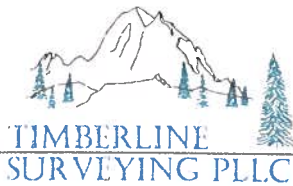
COUNTY OF CANYON) CANYON

On this 17TH day of OCTOBER, in the year 20 24, before me KELSEY PACKARD,
 a notary public, personally appeared JACOB SHEW, 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: Kelsey Packard

My Commission Expires: 07/27/2026



August 28, 2024

To: Canyon County, Planning & Zoning
From: Timberline Surveying, PLLC
Re: 6472 Cherry Lane, Conditional Use Permit Application

To Whom it may Concern:

This letter is written to accompany the application for a Conditional Use Permit on the property located at 6472 Cherry Lane in Nampa. The owner of the property is seeking a Conditional Use Permit for the purpose of conducting business on the property, as a staging area for their work trucks and equipment.

The property is currently being used as a staging facility for the company, Asphalt, Driveways and Patching and has been used as such since the owner purchased the property. The company has nine (9) employees. The business hours are 7:30 am to 3:30 pm, Monday through Friday. The company's vehicles and equipment are kept on site and the employees meet at the property to access the company vehicles for the workday.

The company plans to use the property as it has been used, for the next two to four years only, as it will not continue to serve its long-term goals, past four years. Eventually, in the relatively near future, the plan is to create a residential subdivision and develop the property, which to our understanding falls in line with the City of Nampa's comprehensive plan for that zone/area.

Currently, there is a double wide trailer on the property that is and would continue to be occupied by a tenant and there is an existing dwelling/home that is used for business/ office purposes. Any and all of the existing facility and utilities such as water, sewer, irrigation, drainage and stormwater in place will continue to be used and operate as is and there are no plans to change any systems that are in place and being utilized currently. There is existing legal access in the form of a driveway, coming off of Cherry Lane. There is little to no noticeable impact to existing or future traffic patterns of services in the area.

All physical work relating to the product produced by Asphalt, Driveways and Patching, is conducted off site. The property is used for office work, within the existing dwelling, and parking of company trucks/vehicles only. Employee vehicles are parked on-site during work hours only, while the employee is out in the field with the work trucks. All work vehicles will remain operable and maintenance of all work vehicles is conducted off-site.

Please contact Patty Clark at Timberline Surveying with any questions, comments or concerns. Thank you!

Regards,

Patty Clark

Timberline Surveying, PLLC
(208) 465-5687
pclark@timberlinesurvey.com

316 S Kimball Ave., Suite 207 ~ Caldwell, ID 83605 ~ Ph: 208-465-5687

Archived: Wednesday, April 9, 2025 4:39:14 PM

From: [Patty Clark](#)

Mail received time: Wed, 9 Apr 2025 16:30:21

Sent: Wed, 9 Apr 2025 22:30:15

To: [Amber Lewter](#)

Subject: RE: [External] RE: CU2024-0022

Importance: Normal

Sensitivity: None

I suppose it sounds as if that is what we need to do.~ It is a permanent home that one person works in during business hours.~
If that is considered a “contractor shop”, please go ahead and do what is needed for it to be considered.

~

Patty Clark



Timberline surveying

316 S Kimball Ave., Ste 207

Caldwell, ID 83605

Office #: 208-465-5687

www.timberlinesurvey.com

~

~

~

From: Amber Lewter

Sent: Wednesday, April 09, 2025 4:25 PM

To: Patty Clark <pclark@timberlinesurvey.com>

Subject: RE: [External] RE: CU2024-0022

~

Hello Patty,

~

If there is on office that would not be permitted with just a staging area application. We would need to add the contractor shop into the letter of intent to be able to have an office. Please let me know if you would like me to include a contractor shop to address the office use.

~

~

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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~

From: Patty Clark <pclark@timberlinesurvey.com>
Sent: Wednesday, April 9, 2025 9:43 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: CU2024-0022

~

Hi Amber,

Please see the answers to your inquiries, below.~ Can you provide a timeline next steps to be expected and planned for, please? Thanks!

~

- I noticed the letter of intent includes an office which isn't included in a staging area but we can add a contractor shop under this application if you would like that would address having an office. Please let me know.

We do use the house as an office, not contractor shop is needed at this time.

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- Also in regards to the office how many office employees are there and is that included in the 9 employees?

Yes, that is included in the 9 employees, only one person is in the office full time.

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- Can you give me a count or an estimated count of how many trucks are onsite?

10 Trucks and 4 trailers

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- What kind of equipment and trucks are stored onsite?

1 Paver, 3 rollers, 4 dump trucks, 3 smaller trucks, miscellaneous cones and implements.

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- Are any materials stored onsite and how long are they stored for?

¾ road mix, stored year round

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- How many times a day are employees coming and going onsite?

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- Also where are the company trucks taking access? Is there a recorded easement?

We have a shared driveway with our neighbor how has a mechanic shop, I believe the easement is recorded.

~

~

Patty Clark



Timberline surveying

316 S Kimball Ave., Ste 207

Caldwell, ID 83605

Office #: 208-465-5687

www.timberlinesurvey.com

~

~

~

From: Amber Lewter

Sent: Tuesday, April 08, 2025 2:56 PM

To: Patty Clark <pclark@timberlinesurvey.com>

Subject: CU2024-0022

~

Hello Patty,

~

I want to introduce myself as your Planner for your staging area application CU2024-0022. If you could clarify a few things for me that would be great.

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- I noticed the letter of intent includes an office which isn't included in a staging area but we can add a contractor shop under this application if you would like that would address having an office. Please let me know.

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~

- Also where are the company trucks taking access? Is there a recorded easement?

~

~

Please let me know if you have any questions.

~

~

~

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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Archived: Friday, May 30, 2025 10:36:17 AM
From: [Patty Clark](#)
Mail received time: Thu, 10 Apr 2025 08:33:21
Sent: Thu, 10 Apr 2025 14:33:11
To: [Amber Lewter](#)
Subject: RE: [External] RE: CU2024-0022
Importance: Normal
Sensitivity: None
Attachments:
[2014030803.pdf_4_10_2025.pdf](#) 

Good Morning Amber,

~

Please see the attached document that addresses the easement.~ The owner states that there is no RUMA.~ Please let me know if that is a problem.~ Thanks!

~

Patty Clark



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Caldwell, ID 83605

Office #: 208-465-5687

www.timberlinesurvey.com

~

~

~

From: Amber Lewter
Sent: Wednesday, April 09, 2025 4:34 PM
To: Patty Clark <pclark@timberlinesurvey.com>
Subject: RE: [External] RE: CU2024-0022

~

Hi Patty,

~

Thank you, I will get that included into the application. I appreciate all the information. For the shared driveway I will need a copy of the recorded easement and if there is a Road Users Maintenance Agreement, I will need a copy of that as well. Please let me know how long it will take to get this information.

~

To answer your question in regards to next steps. Staff will send out an initial agency notice giving them 30 days to respond. After the 30 days is over Staff will begin the code analysis. A hearing will be scheduled once the code analysis is complete.

~

Please let me know if you have any questions.

~

~

Thank you,

~

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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~

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~

Thank you,

~

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Amber Lewter

Associate Planner

Canyon County Development Services Department

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

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

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08/25/2014 02:20 PM



00124273201400308030050050

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=5 DWILSON

\$22.00

EASEMENT

MORROW & FISHER

Space above for recording

GRANT OF EASEMENT

This Grant of Easement ("Agreement") is made this 25th day of August, 2014 by Michael and Brenda Gallup, husband and wife (collectively "Gallup").

Recitals

A. Gallup owns two parcels of real property located in Canyon County, Idaho. The parcels are adjacent to one another and commonly known as 6472 Cherry Lane, and 6452 Cherry Lane, Nampa, Canyon County, Idaho.

B. The property located at 6472 is described on Exhibit A attached hereto ("6472 Property"). Gallup currently resides on the 6472 Property.

C. The property located at 6452 is described on Exhibit B attached hereto ("6452 Property").

D. Gallup desires to place a residence on the 6472 Property and in order to obtain consent to do so is required to establish a right of way for ingress and egress to the rear (northerly portion) of the 6472 Property.

Agreement

1. **Establishment of Easement.** Gallup hereby establishes an easement along the west ten (10) feet of the 6452 Property and east ten (10) feet of the 6472 Property; said easement extending approximately 200 feet north from Cherry Lane along the Property boundaries to access the rear portion of the 6452 and 6472 Property. The easement area is generally depicted on the map attached hereto as Exhibit C (the "Easement").

2. **Use.** The Easement shall be used for ingress and egress to access the rear (northerly) portion of the 6452 and 6472 Properties. The Easement is not exclusive and may be used by Gallup, and or their successors, for any reason provided such use does not unreasonably interfere with use of the Easement for the purposes set forth herein.

3. **Maintenance of Easement.** The Easement shall be maintained equally by the owners of the 6452 and 6472 Properties.

4. **Run with the Land and Merger.** All provisions of this Easement shall run with the 6452 and 6472 Properties, and shall benefit and bind the Gallup's heirs, successors and assigns. The Easement created herein shall not merge with the Gallup's fee ownership of both properties.

Executed the date set forth above.

Michael Gallup
Michael Gallup

Brenda Gallup
Brenda Gallup

STATE OF IDAHO)
) ss.
County of Canyon)

On this 25 day of August, 2014, before me a Notary Public, personally appeared Michael and Brenda Gallup, husband and wife, known or identified to me, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)



Julie Klein Fischer
Notary Public for Idaho
My Commission Expires: 3/6/18

EXHIBIT A
(6472 Property)

Commencing at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 1, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho; thence
South 89°25'50" East along the South boundary of said Southwest quarter of the Southeast quarter a distance of 146.0 feet to the TRUE POINT OF BEGINNING; thence
North 0°42'50" East parallel with the West boundary of said Southwest quarter of the Southeast quarter a distance of 961.86 feet to a point on the center line of the right of way for Purdum Slough Drain; thence
South 60°42'50" East along said right of way center line a distance of 113.86 feet; thence
South 0°42'50" West parallel with the West boundary of said Southwest quarter of the Southeast quarter, a distance of 709.15 feet; thence
North 89°25'50" West parallel with the South boundary of said Southwest quarter of the Southeast quarter a distance of 10.0 feet; thence
South 0°42'50" West parallel with the West boundary of said Southwest quarter of the Southeast quarter a distance of 198.0 feet; thence
North 89°25'50" West along the South boundary of said Southwest quarter of the Southeast quarter a distance of 90.0 feet to the TRUE POINT OF BEGINNING.

EXHIBIT B
(6452 Property)

This parcel is situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 1; Township 3 North; Range 2 West of the Boise Meridian and is more particularly described as follows:

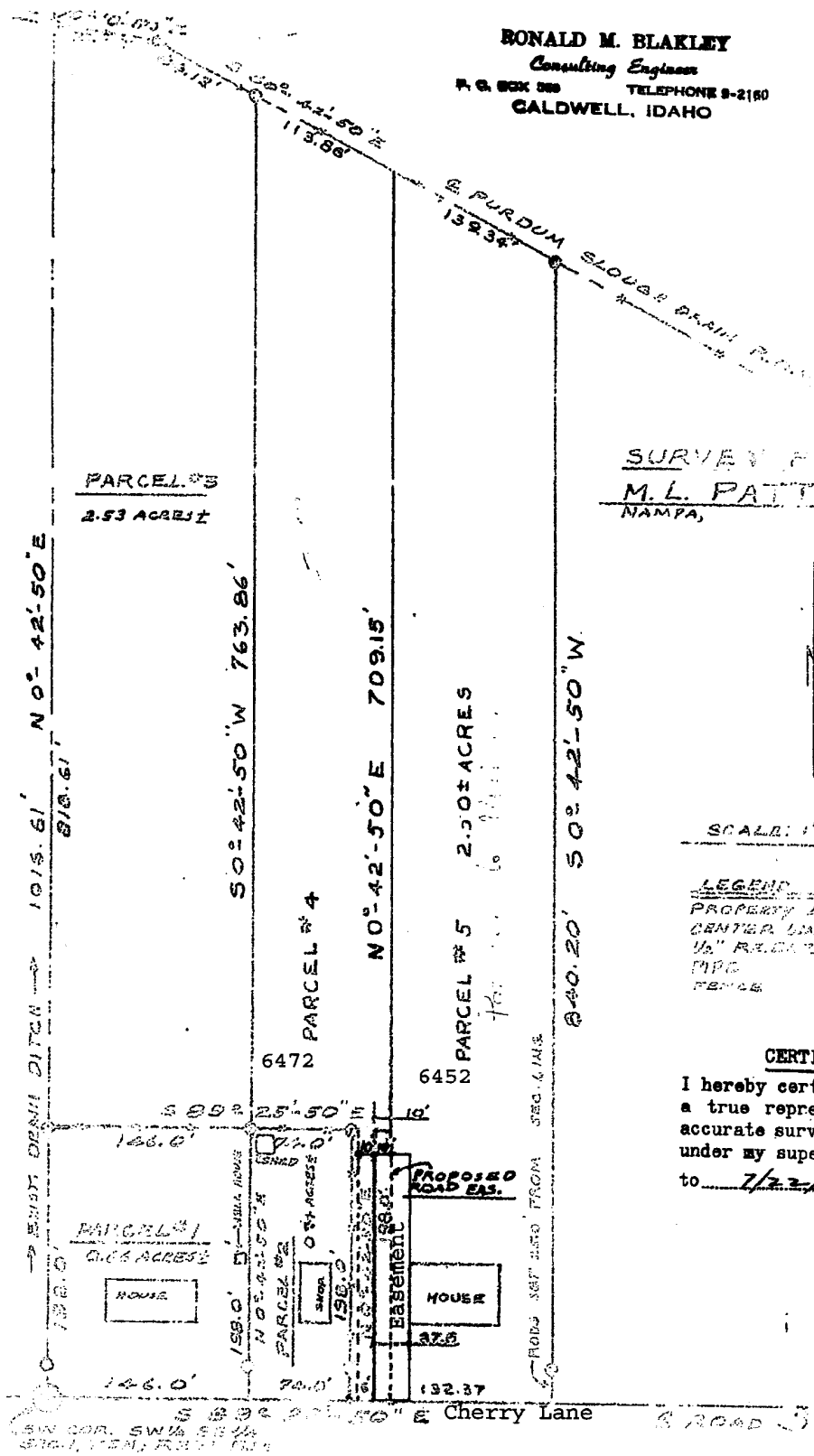
Commencing at the SW corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; Thence S 89°25'50" E, along the South Boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 236.0 feet to the TRUE POINT OF BEGINNING; Thence N 0°42'50" E, parallel with the West boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 198.0 feet; Thence S 89°25'50" E, parallel with the South boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 10.0 feet; Thence N 0°42'50" E, parallel with the West boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 709.15 feet to a point on the center line of the right of way for Purdum Slough Drain; Thence S 60°42'50" E, along said right of way center line, a distance of 139.34 feet; Thence S 0°42'50" W, parallel with the West boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 840.20 feet to a point on the South boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; Thence N 89°25'50" W, along the South boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 132.37 feet to the TRUE POINT OF BEGINNING. This parcel contains 2.50 acres.

This parcel is subject to a road easement 20.0 feet wide, 10.0 feet each side of the center line, which center line is described as follows:

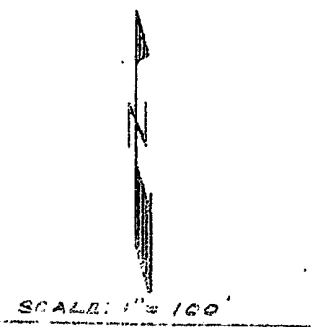
Commencing at the SW corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; Thence S 89°25'50" E, along the South boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 236.0 feet to the TRUE POINT OF BEGINNING; Thence N 0°42'50" E, parallel with the West boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 198.0 feet.

EXHIBIT C
(Map of Easement)

RONALD M. BLAKLEY
Consulting Engineer
P. O. BOX 288 CALDWELL, IDAHO
TELEPHONE 8-2180



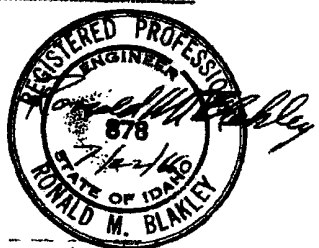
SURVEY FOR
M. L. PATTERSON
NAMPA, IDAHO



LEGEND

PROPERTY LINE	---
CENTER LINE	---
1/2" BENCH	○
PIPE	○
FENCE	---

CERTIFICATION
I hereby certify that this is
a true representation of an
accurate survey, made by me or
under my supervision
to 7/22/66



Archived: Friday, May 30, 2025 10:36:35 AM
From: [Patty Clark](#)
Mail received time: Wed, 21 May 2025 14:15:55
Sent: Wed, 21 May 2025 20:15:49
To: [Amber Lewter](#)
Subject: RE: [External] RE: CU2024-0022
Importance: Normal
Sensitivity: None

Yes, the primary residence is used as the business office.

~

Patty Clark



Timberline surveying

316 S Kimball Ave., Ste 207

Caldwell, ID 83605

Office #: 208-465-5687

www.timberlinesurvey.com

~

~

~

From: Amber Lewter
Sent: Wednesday, May 21, 2025 2:08 PM
To: Patty Clark <pclark@timberlinesurvey.com>
Subject: RE: [External] RE: CU2024-0022

~

Hi Patty,

~

Thank you for clarifying those for me. I am in contact with city of Nampa for the commercial approach and let you know once I hear something. In regards to the other residence if the trailer has a tenant, what is the primary residence being used for? Is it only the office?

~

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.~

~

~

~

~

From: Patty Clark <pclark@timberlinesurvey.com>
Sent: Tuesday, May 20, 2025 1:47 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: CU2024-0022

~

Hi Amber,

~

Here are is the response from the owner, on your questions:

~

No owners live on-site. We do have a tenant in the double wide trailer. She does work for us.

They do use the bathroom, we do have a port-a-potty onsite in the back lot.

We have not spoke to city of Nampa on a commercial approach, did not know we need something different.

~

Please let me know if anything else is needed at this time. Thank you!

~

~

Patty Clark



Timberline surveying

316 S Kimball Ave., Ste 207

Caldwell, ID 83605

Office #: 208-465-5687

www.timberlinesurvey.com

~

~

~

From: Amber Lewter
Sent: Tuesday, May 20, 2025 12:09 PM
To: Patty Clark <pclark@timberlinesurvey.com>
Subject: RE: CU2024-0022

~

Hello Patty,

~

I am hoping to get the case scheduled for our July 7, 2025 hearing. Please answer the below questions as soon as possible in order to get the case scheduled.

~

~

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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~

~

~

~

From: Amber Lewter

Sent: Wednesday, May 14, 2025 2:09 PM

To: 'Patty Clark' <pclark@timberlinesurvey.com>

Subject: CU2024-0022

~

Hello Patty,

~

I am doing the analysis for the conditional use permit. I have a couple things I want to address. Does the property owner live onsite? Do the employees use the bathroom? Is there porta potties? Also, there is a concern about the access. If the conditional use permit were to get approved, you would have to get commercial access which is the City of Nampa's jurisdiction. They have indicated that they would not permit commercial access for the proposed use. Have you spoke to them about such?

~

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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8am – 5pm

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\~

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\~

\~

CEN 1/4 COR
FOUND 1/2" REBAR
NO CAP
CHAP #

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N89° 32' 49"W
L2	24.97'	N00° 38' 58"E

RECORD OF SURVEY FOR ASPHALT DRIVEWAYS & PATCHING

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M., NAMPA,
CANYON COUNTY, IDAHO
-2024-

NARRATIVE

THE SURVEYING WAS DONE AT THE REQUEST OF APPLICANT FOR PURPOSES OF
PATCHING TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS
DEFINED FROM FOUND MONUMENTS OF RECORD.

BASIS OF BEARING:
THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH,
RANGE 2 WEST, B.M., NAMPA, CANYON COUNTY, IDAHO, IS
DISTANCE BETWEEN MONUMENTS FOUND TO BE 2657.28 FEET.

RECORD DATA

ROS INST. NO. 2022-039706
ROS INST. NO. 2022-039706
WARRANTY DEED INST. NO. 2022-039706
WARRANTY DEED INST. NO. 2022-039706

- LEGEND**
- SECTION COR MONUMENT AS NOTED
 - 1/4 COR. MONUMENT AS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - FOUND 5/8" REBAR AS NOTED
 - SET 5/8" REBAR W/ CAP "THE PLS 886"
 - DATE POINT
 - POINT OF BEGINNING
 - WITNESS CORNER
 - ADJUTANT LINE
 - BOUNDARY LINE
 - CENTERLINE
 - FENCE LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - TIE LINE

UNPLATTED

THURGOOD DRAIN
N00°35'53"E - 861.88'

GOMEZ JESUS
REVOCABLE LIVING
TRUST
3604 E. CHERRY LN.
NAMPA, ID 83667

BRIANSTEN,
KATHLEEN
KATHLEEN
6482 CHERRY LN.
NAMPA, ID 83667

MURRAY, YVONNE
STADNITZKY, SERGEY
6482 CHERRY LN.
NAMPA, ID 83667

LYONSDALE PARK SUBDIVISION
BOOK 31, PAGE 30



CERTIFICATE

I, KENNETH COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF
IDAHO, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION IN THE PRESENCE OF APPLICANTS & PATCHING.
2. THE LANDS SURVEYED LIE WITHIN SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON 12 MARCH 2024.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND
OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND
DURABILITY, AND IS IN COMPLIANCE WITH THE CONNECTICUT PERPETUATION AND PLING
ACT, STATE OF IDAHO CODE 36-101 AND 36-102.

KENNETH COOK

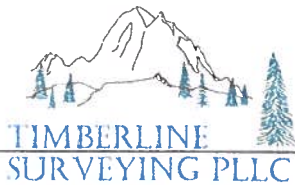


P.L.S. 8865

DISCLAIMER
This plat is a surveying document and is not responsible for
any errors or omissions. It is intended to be used in conjunction with
other documents to include building permits or other
reference thereof.

TIMBERLINE
SURVEYING

407 PARKVIEW WAY, SUITE 1, CANYON, IDAHO 83401
P: 208-465-2687 • F: 208-465-5600
TOLL FREE: 1-800-465-2687
IDB NO. 5607 COUNTY CANYON
SHEET 1 OF 1
INDEX NO. 35 OF 331 C-000-00



Operation Plan

August 28, 2024

To: Canyon County, Planning & Zoning
From: Timberline Surveying, PLLC
Re: 6472 Cherry Lane Operation Plan:

To Whom it may Concern:

- **Hours of Operation:** 7:30AM-3:30PM
- **Noise Levels:** Not noisy (vehicles leaving one time to exit the yard)
- **Dust Levels:** Little to no dust created by operations
- **Material Deliveries:** No material delivery
- **Finished Product & Marketing:** N/A
- **Site Improvements:** No site improvements or alterations of the lot planned
- **Public & Private Amenities-** Existing home has a bathroom for employees and there is a Porta Potty by Shed and in office
- All work is conducted off-site only vehicles are parked at the end of the work day.
- All employees park their vehicles on premises

Please contact Patty Clark at Timberline Surveying with any questions, comments or concerns.
Thank you!

Regards,

Patty Clark

Timberline Surveying, PLLC
(208) 465-5687
pclark@timberlinesurvey.com

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: if Approved CUP - would consider Adding Fencing
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)

CANALS

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7:30 am to 3:30 pm
☒ Tuesday 7:30 am to 3:30 pm
☒ Wednesday 7:30 am to 3:30 pm
☒ Thursday 7:30 am to 3:30 pm
☒ Friday 7:30 am to 3:30 pm
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 9 ☐ 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

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☒ Barrier/Berm ☐ Bark Collars ~~☐ Other~~

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System
☐ Other: N/A



Neighborhood Meeting Notice

August 10, 2024

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 to 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.

Neighborhood Meeting Information:

Date: August 22, 2024

Time: 5:00 pm

Location: 6472 Cherry Lane, Nampa, ID 83687

Property Description: 2.10-acre residential lot, zoned AG

The project is summarized below:

Site Location: 6472 Cherry Lane, Nampa, ID 83687

Proposed Access: Existing Access off Cherry Lane, no changes to be made

Total Acreage: 2.10

Proposed Lots: 1

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 questions prior to the meeting, please contact Patty Clark at Timberline Surveying. Phone: 208-465-5687, email: pclark@timberlinesurvey.com.

Sincerely,

Timberline Surveying, PLLC

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: 6472 Cherry Lane

Parcel Number: R3074600000

City: Nampa

State: ID

ZIP Code: 83687

Notices Mailed Date: August 6, 2024

Number of Acres: 2.09

Current Zoning: AG

Description of the Request:

Conditional Use Permit

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Patty Clark

Company Name: Timberline Surveying

Current address: 316 S Kimball Ave Ste 207, Caldwell, ID 83605

City: Caldwell

State: ID

ZIP Code: 83605

Phone: (208) 465-5687

Cell:

Fax:

Email: P.clark@timberline-survey.com

MEETING INFORMATION

DATE OF MEETING: Aug. 22, 2024

MEETING LOCATION: 6472 Cherry Lane, Nampa

MEETING START TIME: 5:00 pm

MEETING END TIME: 5:30 pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. NO neighborhood Attendees —

2.

3.

4.

5.

6.

7.

8.


9.

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

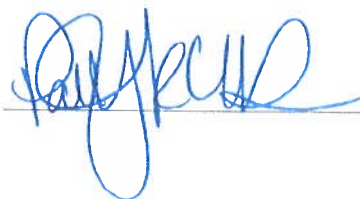
NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

 - Patty R. Clark

APPLICANT/REPRESENTATIVE (Signature):



DATE: 8 / 22 / 2024

Neighborhood Meeting Sign-In Sheet

Date of Meeting: August 22, 2024 Time of Meeting: 5:00 pm

Location of Meeting: 6472 Cherry Lane, Nampa, ID

Name of Project: 6472 Cherry Lane/Asphalt Driveways & Patching Conditional Use Permit

Those in attendance please print your name and address. If no one attended, applicant, please write across this form "no one attended."

Printed Name

Address, City, State, Zip

1. Tyler Allen owner 6472 Cherry Nampa ID

2. Jacob Snow owner

3. Patty Clark Timberline Surveying 316 S. Kimball Ave Ste 207 Caldwell

4. _____

5. _____

6. _____

7. No neighborhood attendees

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____



AGENCY ACKNOWLEDGMENT

Date: 8/15/24
Applicant: JPH Enterprises Dev LLC
Parcel Number: 230746
Site Address: 6472 Cherry Lane Nampa

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 08/30/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 6-28-2024 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Nampa City

☒ Applicant submitted/met for official review.

Date: 6/28/24 Signed: Kristi Watkins
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Nampa & Meridian Irrigation District

☒ Applicant submitted/met for official review.

Date: 8-5-2024 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: Nampa

☒ Applicant submitted/met for official review.

Date: 6/28/24 Signed: Kristi Watkins
Authorized AOI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: 10.17.24 Signed: D. LISTER
Canyon County Development Services Staff

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

APPLICATION-Acknowledgement Notice



Receipt

No: _____

Date: _____

\$100 Fee: _____

Document No: _____

Parcel #: R30746

(Official Use Only)

Acres: 2.09

Property Address: 6472 Cherry Lane City Nampa Zip Code _____

Legal Description: Township 3N Range 2W Section 1 County Canyon

Subdivision: N/A Lot _____ Block _____

Applicants Name: Jett Enterprises Development LLC Email: _____

Mailing Address: 6472 Cherry Lane Phone # _____

City: Nampa State: ID Zip Code: _____

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

Owners Name: Jett Enterprises Development LLC

Mailing Address: 6472 Cherry Lane Phone #: _____

City: Nampa State: ID 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): 1 / N/A

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:

Applying for a Conditional Use permit to continue to use property as a staging area for truck parking

SIGNATURE

DATE:

8/23/24

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. SWDH 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.

2022-047888	
RECORDED	
10/21/2022 11:51 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 JWINSLOW	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	



Order Number: 22462628

Warranty Deed

For value received,

Brenda J. Gallup and Michael V. Gallup, wife and husband

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

Jett Enterprises, LLC, an Idaho Limited Liability Company

whose current address is 6472 Cherry Lane Nampa, ID 83687

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Dated: October 18, 2022

Brenda J. Gallup
Brenda J. Gallup

Michael V. Gallup
Michael V. Gallup

State of Idaho, County of Canyon, ss. -

On this 20 day of October in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Brenda J. Gallup and Michael V. Gallup, 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.

Stacy Cairns
Notary Public

Residing In:

My Commission Expires:
(seal)

Stacy Cairns
Comm. Expires 4/10/2024
Residing in Meridian, ID

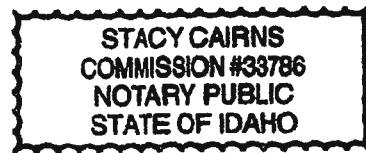


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho; thence
South 89° 25' 50" East along the South boundary of said Southwest Quarter of the Southeast Quarter a distance of 146.0 feet to the TRUE POINT OF BEGINNING; thence
North 0° 42' 50" East parallel with the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 961.86 feet to a point on the center line of the right of way for Purdum Slough Drain; thence
South 60° 42' 50" East along said right of way center line a distance of 113.86 feet; thence
South 0° 42' 50" West parallel with the West boundary of said Southwest Quarter of the Southeast Quarter, a distance of 709.15 feet; thence
North 89° 25' 50" West parallel with the South boundary of said Southwest Quarter of the Southeast Quarter a distance of 10.0 feet; thence
South 0° 42' 50" West parallel with the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 198.0 feet; thence
North 89° 25' 50" West along the South boundary of said Southwest Quarter of the Southeast Quarter a distance of 90.0 feet to the TRUE POINT OF BEGINNING.

Subject to right of way for Cherry Lane in Deed recorded January 26, 2007 as Instrument No. 2007006177, records of Canyon County, Idaho.

Archived: Friday, May 30, 2025 10:31:35 AM
From: [Tom Crosby](#)
Mail received time: Thu, 10 Apr 2025 09:14:39
Sent: Thu, 10 Apr 2025 09:14:38
To: [Amber Lewter](#)
Subject: RE: Agency Notification CU2024-0022 / Shew
Importance: Normal
Sensitivity: None

Amber,

When you can I would like to review my concerns for this CU. Possibly need a permit from Nampa Fire for commercial fuel tanks, Change of occupancy permit for residence to commercial office. What is there access? Looks like they use neighbor's driveway to access back of parcel.

~

Thanks

Tom.

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 10, 2025 8:27 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@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>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <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 Alhajjar <Dalia.Alhajjar@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 CU2024-0022 / Shew

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 10, 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 **Amber Lewter** at amber.lewter@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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~

Archived: Friday, May 30, 2025 10:31:49 AM
From: [Doug Critchfield](#)
Mail received time: Fri, 9 May 2025 15:06:22
Sent: Fri, 9 May 2025 21:06:14
To: [Amber Lewter](#)
Subject: RE: [External] RE: Legal Notice CU2024-0022 / Shew
Importance: Normal
Sensitivity: None

Amber – The Nampa 2040 Comprehensive Plan describes the Residential Mixed Use land use designation as being compatible with residential.~ Typically that means that storage/staging of equipment and vehicles requires paving, an enclosed storage/staging area, and screening.~ This proposal does not achieve those standards.~

~

Thanks - Doug

~



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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NAMPA*Ready*

~

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Friday, May 9, 2025 9:51 AM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: RE: [External] RE: Legal Notice CU2024-0022 / Shew

~

CAUTION: ~This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

~

Hi Doug,

~

On this particular case I was wondering if they would be able to obtain a commercial approach? They currently have a shared easement with the parcel in the City to the east.

~

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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From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Thursday, April 10, 2025 10:58 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice CU2024-0022 / Shew

Amber – Please see attached. Thank you - Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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NAMPAReady

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 10, 2025 8:21 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: Legal Notice CU2024-0022 / Shew

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~

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #CU2024-0022 / Shew**. Attached for your review is a copy of the letter of intent and a site plan.

~

You are invited to provide written testimony by **May 10, 2025**, although at this point, no hearing date has been set. 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.

~

If you would like additional information please contact the Planner **Amber Lewter** at amber.lewter@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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~



PLANNING AND ZONING DEPARTMENT

DATE: April 10, 2025

TO: Amber Lewter, Canyon County Development Services

RE: **Case No. CU2024-0022:** The applicant, Jacob Shew, represented by Patty Clark, is requesting a conditional use permit for a staging area and contractor shop of approximately 2.10 acres in the “A” (Agricultural) zone. The business is proposed to operate Monday – Friday 7:30 am to 3:30 pm to store company trucks, trailers and equipment onsite with 9 employees, an office, and unloading and loading conducted onsite. The subject property is located at 6472 Cherry Lane, Nampa, also referenced as Parcel R30746, a portion of the SE quarter of Section 01, T3N, R2W, BM, Canyon County, Idaho.

Per the Joint Powers Agreement for the Nampa Area of Impact, Nampa Planning and Zoning Department provides the following comments for the Conditional Rezone request:

The Property is in the Nampa Area of Impact and is designated “Residential Mixed Use” on the Nampa Future Land Use Map. The Property is adjacent to Nampa City Limits on the east and south. There are residential structures and neighborhoods adjacent to this property on the west and south of Cherry Ln. Currently there appears to be a residential or a ‘converted residential to office’ structure, out buildings, and vehicles on the site.

In the Nampa 2040 Comprehensive Plan, the definition for the Residential Mixed Use land use designation states the following (Nampa 2040 Comprehensive Plan, p. 93):

“5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])

Residential Mixed-Use areas are to be comprised of medium density residential neighborhoods with some commercial and/or low impact light industrial area along collector and arterial streets. At least 5%, but no more than 50% of the gross area should be commercial or low-impact light industrial. Non- residential land uses in this designation could include, but not

be limited to a(n): nursery, art gallery, arboretum, library, golf course, indoor recreational facility, public swimming pool, convenience store, greenhouse, restaurant, local retail, doctor's/dentist's office, bank/credit union, barber/hair salon, daycare, medical clinic, school, gas station, small flexible industrial building (for a plumber, landscaper, construction contractor, painter, etc.). Commercial units could include strip commercial with services, alleyway nooks, restaurants, or cafés with street seating/fireplace, etc. Because of the proximity to residential areas, land uses are required to be compatible with residential areas."

The proposed development includes the storage of company trucks, trailers, and equipment; an office with daily operating hours of 7:30 a.m. to 3:30 p.m. M – F; a staff of 9 employees requiring employee parking; and a staging area for loading and offloading vehicles. The comprehensive plan indicates that because this property is adjacent to residential property, land uses are required to be compatible with residential areas. This proposal does not appear to conform with this policy.

Because of the property's adjacency to Nampa City Limits, the landowner has option to annex this parcel into the City of Nampa. The potential zoning could be Community Business (BC) or Neighborhood Business (BN), which would allow for commercial operations in a limited capacity. However, the requested land use for the Conditional Rezone would not be allowed in City Limits in this location due to the incompatibility with adjacent residential land uses.

Nampa requests denial of this application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Doug Critchfield", with a stylized flourish at the end.

Doug Critchfield
Principal Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
(208) 468-5442

EDC/dc file

Archived: Friday, May 30, 2025 10:32:06 AM
From: [Doug Critchfield](#)
Mail received time: Wed, 21 May 2025 12:55:47
Sent: Wed, 21 May 2025 18:55:42
To: [Amber Lewter](#)
Cc: [Daniel Badger](#)
Subject: [External] RE: Commercial Access
Importance: Normal
Sensitivity: None

Hi Amber – No problem on the questions.~ I'm sending you to Daniel in Engineering about the access questions.~ Doug

~



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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NAMPAReady

~

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, May 21, 2025 12:51 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: Commercial Access

~

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~

Hi Doug,

~

Sorry to keep bugging you, it appears I have a lot of questions for you of late. I am actually acquiring about two different parcels/cases.

~

The first is for case CU2024-0022 (Parcel R30746). The parcel to the east Parcel R30747 is within the City Limits. Did they get their access permitted for commercial? I ask because it appears they are running a mechanics shop and my subject property and the property to the east have a shared access agreement.

~

The second is for case CU2025-0007 (Parcel R26488500). Would they be able to obtain a commercial access permit off of Madison Rd?

~

~

Please let me know if you need any other information. I really appreciate your time.

~

~

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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~

Archived: Friday, May 30, 2025 10:32:18 AM
From: [BRO Admin](#)
Mail received time: Mon, 14 Apr 2025 13:31:20
Sent: Mon, 14 Apr 2025 19:31:07
To: [Amber Lewter](#)
Cc: [Jennifer Lahmon](#)
Subject: [External] RE: Agency Notification CU2024-0022 / Shew
Importance: Normal
Sensitivity: None
Attachments:
[Agency Notification CU2024-0022 Shew_BRO Comments.pdf](#) 

~

~

Please see the attached letter from Boise Regional DEQ Administration.

~

Sincerely,

~

Carlene Oberg ~| **Administrative Assistant I**

Idaho Department of Environmental Quality | Boise Regional Office

1445 North Orchard Street

Boise, Idaho 83706
Office: (208) 373-0550

Email: Carlene.Oberg@deq.idaho.gov
<http://www.deq.idaho.gov/>

Developer~Empathy.Woo.Includer.Belief

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 10, 2025 8:27 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>

Email:\~ Caitlin.Ross@canyoncounty.id.gov

Website:\~ www.canyoncounty.id.gov

\~

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\~



April 14, 2025

Amber Lewter, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
amber.lewter@canyoncounty.id.gov

Subject: Agency Notification CU2024-0022 / Shew

Dear Ms. Lewter:

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 Conservations 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 Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator

Archived: Friday, May 30, 2025 10:32:36 AM
From: [Niki Benyakhlef](#)
Mail received time: Thu, 10 Apr 2025 08:33:07
Sent: Thu, 10 Apr 2025 14:32:58
To: [Amber Lewter](#)
Cc: [Caitlin Ross](#)
Subject: [External] RE: Agency Notification CU2024-0022 / Shew
Importance: Normal
Sensitivity: None

Good Morning, Amber –

After careful review of the transmittal submitted to ITD on April 10, 2025, regarding CU2024-0022 / Shew, the Department has no comments or concerns to make at this time.~The subject parcel is a significant distance to state facilities and minimal impact can be anticipated.

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: Thursday, April 10, 2025 8:27 AM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>;

'mitch.kiester@phd3.idaho.gov' <mitch.kiester@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>; 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 CU2024-0022 / Shew

~

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~

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 10, 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 **Amber Lewter** at amber.lewter@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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Archived: Friday, May 30, 2025 10:32:44 AM
From: [Eddy Thiel](#)
Mail received time: Thu, 10 Apr 2025 10:25:58
Sent: Thu, 10 Apr 2025 16:25:44
To: [Amber Lewter](#)
Subject: [External] FW: Agency Notification CU2024-0022 / Shew
Importance: Normal
Sensitivity: None
Attachments:
[Initial Agency Notice.pdf](#) 

Good Morning Amber,

~

We will defer comment to the City of Nampa as they have annexed Cherry Ln along the frontage of the subject property. It is no longer our jurisdiction.

~

Thank you,

~

Eddy

~

Eddy Thiel

ROW

eddy@nampahighway1.com

4507 12th Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 10, 2025 8:27 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>;

'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>;
'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com'
<e Ingram@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>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>;
'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.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 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael
Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@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 CU2024-0022 / Shew

~

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~

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@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)

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Archived: Friday, May 30, 2025 10:32:57 AM
From: [Anthony Lee](#)
Mail received time: Fri, 11 Apr 2025 11:39:47
Sent: Fri, 11 Apr 2025 17:39:39
To: [Amber Lewter](#) [Amber Lewter](#)
Subject: [External] RE: Agency Notification CU2024-0022 / Shew
Importance: Normal
Sensitivity: None

Hi Amber,

~

Request for the questions below.

~

1. Will a Nutrient Pathogen Study be required? **The proposal will NOT require a Nutrient Pathogen Study UNLESS it is zoned for commercial, and the total estimated wastewater flow is 600 gallons per day or more.**
2. Will adequate sanitary systems be provided to accommodate the use? **A subsurface sewage disposal system has not been proposed. ~As a commercial business, if the employees use the ~office/bathrooms in the house, this will increase wastewater flows and the existing septic system will not accommodate its use.**
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? **There are no concerns with the rezoning if the applicant meets all SWDH requirements.**

~

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: Thursday, April 10, 2025 8:27 AM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eigram@idahopower.com' <eigram@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>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@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 CU2024-0022 / Shew

~

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~

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

~

Thank you,

~



Canyon County Development Services Department

2

Email:\~ Caitlin.Ross@canyoncounty.id.gov

12

Development Services Department (DSD)

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