



Hearing Examiner
Hearing Date: July 7, 2025
Canyon County Development Services Department (DSD)

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2024-0022

APPLICANT/REPRESENTATIVE: Patty Clark – Timberline Surveying

PROPERTY OWNER: Jacob Shew

APPLICATION: Conditional use permit – Staging Area and Contractor Shop

LOCATION: 6472 Cherry Lane, Nampa, ID 83687
Parcel R30746

ANALYST: Amber Lewter, Associate Planner

REVIEWED BY: Dan Lister, Planning Supervisor

REQUEST:

The applicant, Jacob Shew, represented by Patty Clark, is requesting a conditional use permit for a staging area and contractor shop on approximately 2.10 acres in the “A” (Agricultural) zone. The business is proposed to operate Monday – Friday 7:30am to 5:00pm, to store company trucks, trailers, and equipment onsite with 9 employees, an office, and unloading and loading of materials conducted onsite.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	August 6, 2024
JEPA notice sent on:	April 10, 2025
Agency notice:	April 10, 2025 & June 2, 2025
Neighbor notification within 600 feet mailed on:	June 3, 2025
Newspaper notice published on:	June 6, 2025
Notice posted on site on:	June 6, 2025

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1. BACKGROUND:

The subject parcel, approximately 2.10 acres, appears to be an original parcel (CCCO §07-02-03).

On February 16, 2023, a code enforcement case was opened (CDEF2023-0037) for operating a staging area without a permit and unpermitted structures. On April 10, 2023, the owner advised that they would be annexing into the City of Nampa. On October 31, 2023, the County was advised that the owner would be applying for a conditional use permit. On January 31, 2024, the business was still in operation with no CUP application submitted; a Certificate of Non-Compliance was recorded on February 20, 2024. Notice

was received on February 28, 2024, that the owner will be annexing into the City of Nampa. On October 17, 2024, DSD received an application for a conditional use permit for a staging area. On April 9, 2025, DSD received a modification to the letter of intent to include a contractor shop.

2. HEARING BODY ACTION:

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

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

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

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve for CU2024-0022, Shew, finding the application **does** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2024-0022, Shew finding the application **does not** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].

Table the Application: "I move to continue CU2024-0022, Shew to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>A staging area and contractor shop are permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27.</p> <p>The applicant submitted a conditional use permit for a staging area on February 15, 2024 and amended the application to include a contractor shop on April 9, 2025. <i>See Exhibit A for the application and submitted materials.</i></p> <ul style="list-style-type: none"> CCCO §07-02-03 defines a staging area as “An area where equipment and/or materials are stored for use conducted entirely off-site.” CCCO §07-02-03 defines a contractor shop as “May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.”
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2) Staff Analysis	<p>What is the nature of the request?</p> <p>The owner, Jacob Shew, requests a conditional use permit to allow a staging area and contractor shop on Parcel R30746, approximately 2.10 acres.</p> <ul style="list-style-type: none"> <u>Use</u>: The nature of the request consists of using the subject property to store approximately 10 trucks and 4 trailers, including a paver, 3 rollers, 4 dump trucks, and 3 smaller trucks for the applicant’s business, Jett Enterprises Development LLC. General use of the subject property is parking the equipment when not in use, storing materials, loading and unloading materials (3/4 road mix), and an office onsite. (Exhibit A2.1). <u>Number of Employees</u>: There are nine (9) employees, which includes the (1) office employee (Exhibit A2.1). <u>Hours of Operation</u>: The hours of operation proposed are Monday – Friday 7:30 am – 5:00 pm per email correspondence (Exhibit A2.1). The applicant stated this is a seasonal job for the months of March through to November.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(3) Staff Analysis	<p>Is the proposed use consistent with the comprehensive plan?</p> <p>The proposed use is <u>not</u> consistent with the Comprehensive Plan because the area is trending towards residential, with the City of Nampa to the north, east and south sides of the subject parcel.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as Agricultural (Exhibit B2.15). However, the proposal is not aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan:</p> <p><u>Property Rights Goals and Policies:</u></p> <ul style="list-style-type: none"> G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance. <p>Canyon County values the applicants’ and surrounding applicants’ private property rights. The subject property is surrounded by residential and does not fit the character of the area. The proposed use would be a public nuisance to the surrounding area.</p> <p><u>Population Component Goals:</u></p>

				<ul style="list-style-type: none"> G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population. <p>Parcel R30746 has residential properties on all sides and is adjacent to the City of Nampa to the north, east, and south of the subject property. In the applicant's letter of intent (Exhibit A2), it is expressed that the end goal is to develop the property into further residential lots within the City of Nampa. The residential lots may meet the demand of the area, but the proposed use does not.</p> <p><u>Economic Development Goal and Policy:</u></p> <ul style="list-style-type: none"> P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area. <p>The subject parcel is adjacent to the City of Nampa. The City of Nampa has expressed that the area is a mixed-use and would support businesses that are compatible with the residential area. The proposed use does not appear to meet the compatibility (Exhibit D4).</p> <p><u>Land Use Goals:</u></p> <ul style="list-style-type: none"> P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. G4.04.00 Concentrate future higher density residential growth in appropriate area in and around existing communities while preserving and enhancing the County's agricultural and rural character. P4.04.02 Align planning efforts in areas of city impacts. G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment. P4.07.01 Plan land uses that are compatible with the surrounding community. <p>Canyon County supports growth and development as long as it is compatible with the surrounding area. The proposed use is not compatible with the surrounding residential area, and it was not found to be mitigated with conditions.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?
			Staff Analysis	The proposed use <u>will</u> be injurious to other property in the immediate vicinity and will negatively change the essential character of the area. This is due to the area trending towards residential with higher density housing. The proposed use is a commercial operation with large work equipment, dust and noise. A staging area and contractor shop are not a permitted use in a residential zone.

			<p>Summary: The surrounding subdivision and Lot Report, as reviewed within a one-mile radius, indicate that land uses in the area are trending towards residential. The property is adjacent to the City of Nampa on the north, east, and south sides of the subject parcel. It is anticipated that the proposal will be injurious to other property within the immediate vicinity and will change the essential character of the area.</p> <p>Adjacent Existing Conditions:</p> <table border="1"> <thead> <tr> <th>Direction</th> <th>Existing Use</th> <th>Primary Zone</th> <th>Other Zone</th> </tr> </thead> <tbody> <tr> <td>N</td> <td>Residential within the City of Nampa</td> <td>City</td> <td></td> </tr> <tr> <td>S</td> <td>Residential within the City of Nampa</td> <td>City</td> <td></td> </tr> <tr> <td>E</td> <td>Residential within the City of Nampa</td> <td>City</td> <td></td> </tr> <tr> <td>W</td> <td>Residential</td> <td>Agricultural</td> <td></td> </tr> </tbody> </table> <p><small>"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)</small></p> <p>Surrounding Land Use Cases: Within a 1-mile radius of the property, there have been two (2) land use cases that have been approved. One (1) Comprehensive Plan Map change from an agricultural to residential designation and one (1) Rezone from "A" to "R-1". (Exhibit B2.6).</p> <p>Character of the Area: The area is characterized by residential with some agricultural uses to the northwest of the subject property. Birch Elementary School is within a 1-mile radius of the subject property.</p> <p>The subject parcel is within the City of Nampa's area of impact. The City of Nampa is adjacent to the subject parcel to the north, east, and south. The Comprehensive Plan for the City of Nampa designates the subject parcel as Residential Mixed Use (Exhibit B2.12).</p> <p>The subject property is zoned "A" (Agricultural, Exhibit B1) and has a designation of Agricultural on the 2030 Future Land Use Map. Within a one-mile radius of the property there are sixty-two (62) platted subdivisions, and five (5) subdivisions in platting (Exhibit B2.7). The average lot size within platted subdivisions is 0.53 acres. See also Exhibit B2.9 Lot Classification Map for a visual representation of the Functional Classification designations and an illustration of lot sizes within a one-mile radius of the site.</p> <p>The soils on the subject property range from "moderately suited soil" and "best suited soil", soil class 3 and 2 respectively (Exhibit B2.10).</p> <p>As shown in Exhibit B2.8, the Dairy, Feedlot, and Gravel Pit Map, there are none located within a 1.5-mile radius of the site.</p>	Direction	Existing Use	Primary Zone	Other Zone	N	Residential within the City of Nampa	City		S	Residential within the City of Nampa	City		E	Residential within the City of Nampa	City		W	Residential	Agricultural	
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(5)</p> <p>Will adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems be provided to accommodate the use?</p>																				

			Staff Analysis	<p>The project will have adequate water, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use. However, the project may not have adequate sewer facilities to accommodate the proposed use based on the analysis contained herein.</p> <p>Water: The property appears to have adequate water via an individual well to serve the proposed use. There are no additional wells proposed to serve the proposed staging area (Exhibit A1).</p> <p>Sewer: There are no proposed septic tanks for this project. There is currently an individual septic tank servicing the residence on site. In comments received from Southwest District Health, it stated that if the employees use the office/bathroom in the house, the existing septic system will not accommodate its use (Exhibit D5). The applicant's operation plan (Exhibit A3) states that employees use the office bathroom.</p> <p>There are porta-potties also provided on-site (Exhibit A2.3).</p> <p>Irrigation: Parcel R30746 is under the jurisdiction of Pioneer Irrigation District. Agency comments were sent out on April 10, 2025 and June 2, 2025, no comments were received by the materials deadline. The use is not anticipated to affect the irrigation on the property.</p> <p>Drainage: It appears the use does not require or affect drainage on the property (Exhibit A1).</p> <p>Stormwater drainage facilities: It appears the use is not anticipated to affect stormwater drainage on the property (Exhibit A1).</p> <p>Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were notified of the application on April 10, 2025 and June 2, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(6)	Does legal access to the subject property for the development exist or will it exist at the time of development?
			Staff Analysis	<p>The subject property does not have legal access for the proposed use, and will not be able to gain legal access for the proposed use.</p> <p>The applicant has a shared easement with the parcel to the east (Exhibit A2.2, which is in the City of Nampa, off of Cherry Lane. If the applicant's conditional use permit were to get approved, a commercial access would be required. According to Nampa Highway District No. 1's comment (Exhibit D3), Cherry Lane is in the City of Nampa's jurisdiction. Exhibit D4 is the comment received from the City of Nampa on April 10, 2025, stating that they request denial of the application due</p>

				<p>to the incompatibility with adjacent residential land uses. In an email correspondence to the City of Nampa asking if the applicant could obtain a commercial approach, the City of Nampa responded that their 2040 Comprehensive Plan describes the residential mixed use as being compatible with residential and that the proposal does not achieve those standards (Exhibit D4.1). During the site visit on May 15, 2025, it appeared the neighboring property, with the shared easement, may have received a commercial approach from the City of Nampa. Staff reached out to the City of Nampa and was advised that it appears that improvements for the access were done gradually between 2011 and 2023, but there is no approach permit issued (Exhibit D4.2). Therefore, with this information staff has determined that the property does not and would not be able to gain legal access for the proposed use.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(7)	Will there be undue interference with existing or future traffic patterns?
			Staff Analysis	<p>There <u>will</u> be undue interference with the existing and future traffic patterns.</p> <p>The area is surrounded by residential properties on all sides of the subject property. Although there may be some similar uses, they are unpermitted, and the primary use is residential. Having this sort of operation with big vehicles coming in and out would interfere with the existing and future traffic patterns.</p> <p>The City of Nampa has jurisdiction on Cherry Lane and has requested denial due to the use not fitting the surrounding area (Exhibit D4).</p> <p>ITD commented on April 10, 2025, that they had no comments or concerns to make at this time due to the parcel having a significant distance to state facilities. Please see the full comment in Exhibit D2.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(8)	Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
			Staff Analysis	<p>Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: Parcel R30746 is serviced by the Vallivue School District, it's not anticipated that any impacts or accommodations will be needed for the staging area. Agency comments were sent out on April 10, 2025, no comments were received by the school district.</p> <p>Police and Fire protection: The parcel is under the jurisdiction of the Nampa Fire District. Nampa Fire District is required to provide services to the parcel. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. Agency notice was sent on April 10, 2025 and June 2, 2025, no comments were received by the fire district.</p>

			<p>Emergency Medical Services: Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on April 10, 2025 and June 2, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.</p> <p>Irrigation Facilities: Parcel R30746 is under Pioneer Irrigation District's jurisdiction. See CCCO 07-07-05(5) for information related to the use on this conditional use permit.</p> <p>Code Enforcement Violations: The notice of violation on the subject property was originally for an unpermitted staging area and structures. After further investigation it appears the subject property is also in violation of CCCO 07-14-25 (Exhibit D7). The subject property has a secondary residence that is rented out without the property owner living onsite (Exhibit A2.3).</p>
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Table 2. Article 14 Use Standards Criteria Analysis

USE STANDARDS CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-09(1)	Contractor Shop: (1) The use shall be contained within a building or behind a sight-obscuring fence.
			<i>Staff Analysis</i>	Per the applicant's letter of intent, there is a home office with one employee, there is loading and unloading on-site, and all other work is done off-site (Exhibit A2). According to the Land Use Worksheet the applicant would consider adding fencing if the conditional use permit is approved (Exhibit A4).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(1)	All work shall be conducted off site.
			<i>Staff Analysis</i>	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site and no customers/clients will come to the site in association with the business (Exhibits A2 and A4).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(2)	Business vehicles shall be operable and parked on site, not on a public or private road.
			<i>Staff Analysis</i>	Per the applicant's letter of intent, the work equipment is stored onsite as well as 9 employees who park on-site during business hours (Exhibit A2). In an email correspondence (Exhibit A2.1) the type of equipment stored onsite is a paver, 10 trucks, 4 trailers, 3 rollers, 4 dump trucks, 3 smaller trucks, ¾ road mix and miscellaneous cones and implements. Based on Planning Staff's site visit on May 15, 2025, there does not appear to be any inoperable business vehicles on the property (Exhibit C)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(3)	Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.
			<i>Staff Analysis</i>	Per the applicant's land use worksheet and letter of intent, there will be approximately nine (9) employees total who will visit the premises to pick up

				equipment to be used elsewhere. There will be loading and unloading of materials conducted on-site. (Exhibits A2 and A4).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(4)	Employees may meet on the premises to share rides to and from job sites.
			Staff Analysis	The above may occur.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(5)	Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)
			Staff Analysis	Per the applicant's letter of intent, there are 9 employees who park on-site during business hours (Exhibit A2).

Table 3. Area of City Impact

CCCO 09-11-25: NAMPA AREA OF CITY IMPACT: APPLICATION PROCEDURES				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	09-11-25	<p>The following procedures shall be adhered to in processing applications within the Nampa area of city impact:</p> <p>(1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection <u>09-11-17(3)</u> of this article.</p> <p>§09-11-17(3): All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.</p>
			Staff Analysis	The City of Nampa submitted a letter requesting the denial of this application. They state that it doesn't align with their Comprehensive Plan for "Residential Mixed Use". 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 to this policy. Please see the full comment in Exhibit D4 .

4. AGENCY COMMENTS:

Agencies including the Vallivue School District, Southwest District Health, Nampa Fire District, State Fire Marshal, Nampa Highway District, CenturyLink, Intermountain Gas, Idaho Power, Ziply, Pioneer Irrigation District, Idaho Transportation Department, Canyon County Sherriff, Emergency Management Coordinator, Canyon County Paramedics/EMT, Canyon County Building Department, Canyon County Code

Enforcement, Canyon County Engineering Department, Canyon County GIS Department, Department of Environmental Quality (DEQ), and the City of Nampa were notified of the subject application.

Staff received agency comments from Canyon County Building Department, Idaho Transportation Department, Nampa Highway District, City of Nampa, Southwest District Health, Department of Environmental Quality (DEQ), and Canyon County Code Enforcement. All agency comments received by the aforementioned materials deadline are located in Exhibit D.

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

5. PUBLIC COMMENTS:

Staff received no written public comments by the materials deadline of June 27, 2025.

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

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, the staff concludes that the proposed Conditional Use Permit is **not compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. The secondary residence must be removed off the subject property within 180 days from the approval of the conditional use permit.
2. A change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the business office.
 - a. The applicant shall obtain all necessary building permits for unpermitted structures within 180 days from the approval of the conditional use permit and any future structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Nampa Fire District.
3. The applicant shall comply with applicable City of Nampa access requirements. The applicant shall obtain a permit to be provided at the time of the change of occupancy submittal.
 - a. Within six (6) months of approval of the conditional use permit, the applicant shall coordinate with the City of Nampa and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.

5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction. All necessary permits shall be obtained from Pioneer Irrigation District and shall be obtained prior to the six (6) months of approval of this conditional use permit.
6. Signage shall meet CCZO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 and A5**).
 - a. The hours of operation shall be Monday – Friday, 7:30am to 5:00pm, per email correspondence (**Exhibit A2.1**).
 - b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
8. This conditional use permit must follow land use time limitation as stated in CCZO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date."
 - a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the shop building used for the business.
9. The applicant shall install a paved surface along all travel ways and employee parking areas, as shown on the site plan (**Exhibit A5**), within six months of approval of the conditional use permit.
10. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to the commencement of contractor shop and staging area activities.
11. A site-obscuring fence shall be constructed across the northern, eastern and western boundary as to obscure the business operations and storage of tools, equipment, etc. Proof shall be submitted to the Development Services Department for review and approval within 180 days of approval of the subject CUP
12. The conditional use permit for a staging area and contractor shop shall be limited to Jacob Shew. Should ownership of the property change from Jacob Shew the conditional use permit for a staging area and contractor shop shall terminate. New owners/purchasers shall be required to obtain a new conditional use permit for a staging area and contractor shop subject to the zoning code requirements in affect at the time of application.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
 - 2.1. Revised Letter of Intent
 - 2.2. Shared Easement
 - 2.3. Additional Information
3. Operation Plan
4. Land Use Worksheet

5. Site Plan
6. Neighborhood Meeting
7. Agency Acknowledgement

B. Supplemental Documents

1. Parcel Tool
2. Case Maps/Reports
 - 2.1. Aerial
 - 2.2. Small Air Photo 1 Mile
 - 2.3. FEMA Small Air Photo
 - 2.4. Small Vicinity Map
 - 2.5. Zoning & Classification Map
 - 2.6. Land Use Cases with Report
 - 2.7. Subdivisions with Report
 - 2.8. Dairy, Feedlot, and Gravel Pit Map
 - 2.9. Lot Classification Map
 - 2.10. Soils and Prime Farmland with Report
 - 2.11. Contour Map
 - 2.12. City of Nampa Land Use Map
 - 2.13. TAZ Household and Jobs Maps
 - 2.14. Slope Percent Map
 - 2.15. Future Land Use Map
 - 2.16. Neighborhood Notification Map

C. Site Visit Photos: May 15, 2025

D. Agency Comments Received by: June 27, 2025

1. Canyon County Building Department; Received: April 10, 2025
2. Idaho Transportation Department; Received: April 10, 2025
 - 2.1. Idaho Transportation Department; Received: June 3, 2025
3. Nampa Highway District; Received: April 10, 2025
4. City of Nampa; Received: April 10, 2025.
 - 4.1. City of Nampa (Gaining Access Permit); Received: May 9, 2025
 - 4.2. City of Nampa (Shared Easement Access); Received: May 30, 2025
5. Southwest District Health; Received: April 11, 2025
6. Department of Environmental Quality (DEQ); Received: April 14, 2025
 - 6.1. Department of Environmental Quality (DEQ); Received: June 9, 2025
7. Canyon County Code Enforcement; Received: June 4, 2025

EXHIBIT A

Application Packet & Supporting Materials

Hearing Examiner

Case# CU2024-0022

Hearing date: July 7, 2025



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.

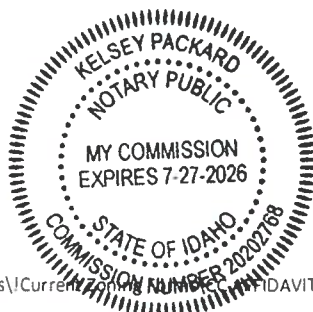
2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 17th day of October, 20 24.

[Signature] (signature)

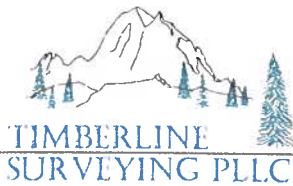
STATE OF IDAHO) IDAHO
 COUNTY OF CANYON) CANYON

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 ****

~

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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~

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.

~

- 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.

~

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

10 Trucks and 4 trailers

~

- What kind of equipment and trucks are stored onsite?

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

~

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

$\frac{3}{4}$ road mix, stored year round

~

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

Employees start there day at 7:30AM, return in the afternoon once a project is completed. Typically 4-5PM. They are coming and going once a day. Our season is from first or second week of march, season ends in November. We don't know operate any business through December, January, February.

~

- 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.

~

- 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.

~

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

~

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

~

- What kind of equipment and trucks are stored onsite?

~

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

~

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

~

- 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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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.\~

\~

\~

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' 39"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, AND
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"
 - CALC. 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 83857

BRIANSTEN,
KATHARINE
KATHARINE
6482 CHERRY LN.
NAMPA, ID 83857

MURRAY, YVONNE
KATHARINE
KATHARINE
6482 CHERRY LN.
NAMPA, ID 83857

STADNITZKY, SERGEY
KATHARINE
KATHARINE
6482 CHERRY LN.
NAMPA, ID 83857

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 ARE 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

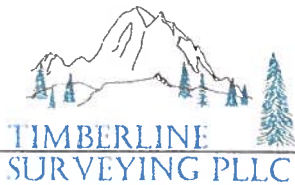


P.L.S. 8865

DISCLAIMER
This plat is a true and correct copy of the original survey as shown on the plat. The surveyor assumes no responsibility for any errors or omissions in the plat, and the user assumes all liability for any errors or omissions in the plat. The surveyor is not responsible for any errors or omissions in the plat, and the user assumes all liability for any errors or omissions in the plat.

TIMBERLINE
SURVEYING

407 FINESTREET WAY, SUITE 1, CANBY, IDAHO 83713
P: 208-465-2687 • F: 208-465-5600
TOLL FREE: 1-800-465-2687 • E: info@timberline-surveying.com
JOB NO. 24007 COUNTY: CANYON
SHEET: 1 OF 1
INDEX: NO. 25 OF 25 (1 OF 25)



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.

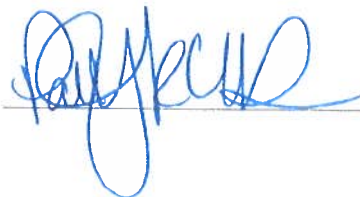
NEIGHBORHOOD MEETING CERTIFICATION:

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

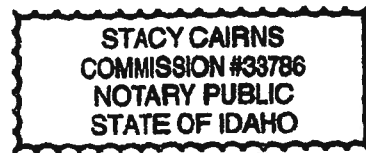
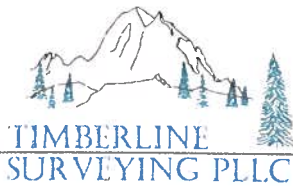


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

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.



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: Tuesday, June 17, 2025 11:38:43 AM
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 ****

~

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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~

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.

~

- 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.

~

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

10 Trucks and 4 trailers

~

- What kind of equipment and trucks are stored onsite?

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

~

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

¾ road mix, stored year round

~

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

Employees start there day at 7:30AM, return in the afternoon once a project is completed. Typically 4-5PM. They are coming and going once a day. Our season is from first or second week of march, season ends in November. We don't know operate any business through December, January, February.

~

- 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.

~

- 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.

~

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

~

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

~

- What kind of equipment and trucks are stored onsite?

~

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

~

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

~

- 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

\~

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, June 6, 2025 4:43:48 PM

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](#) 

Exhibit A2.2:

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



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 4:34 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

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

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:

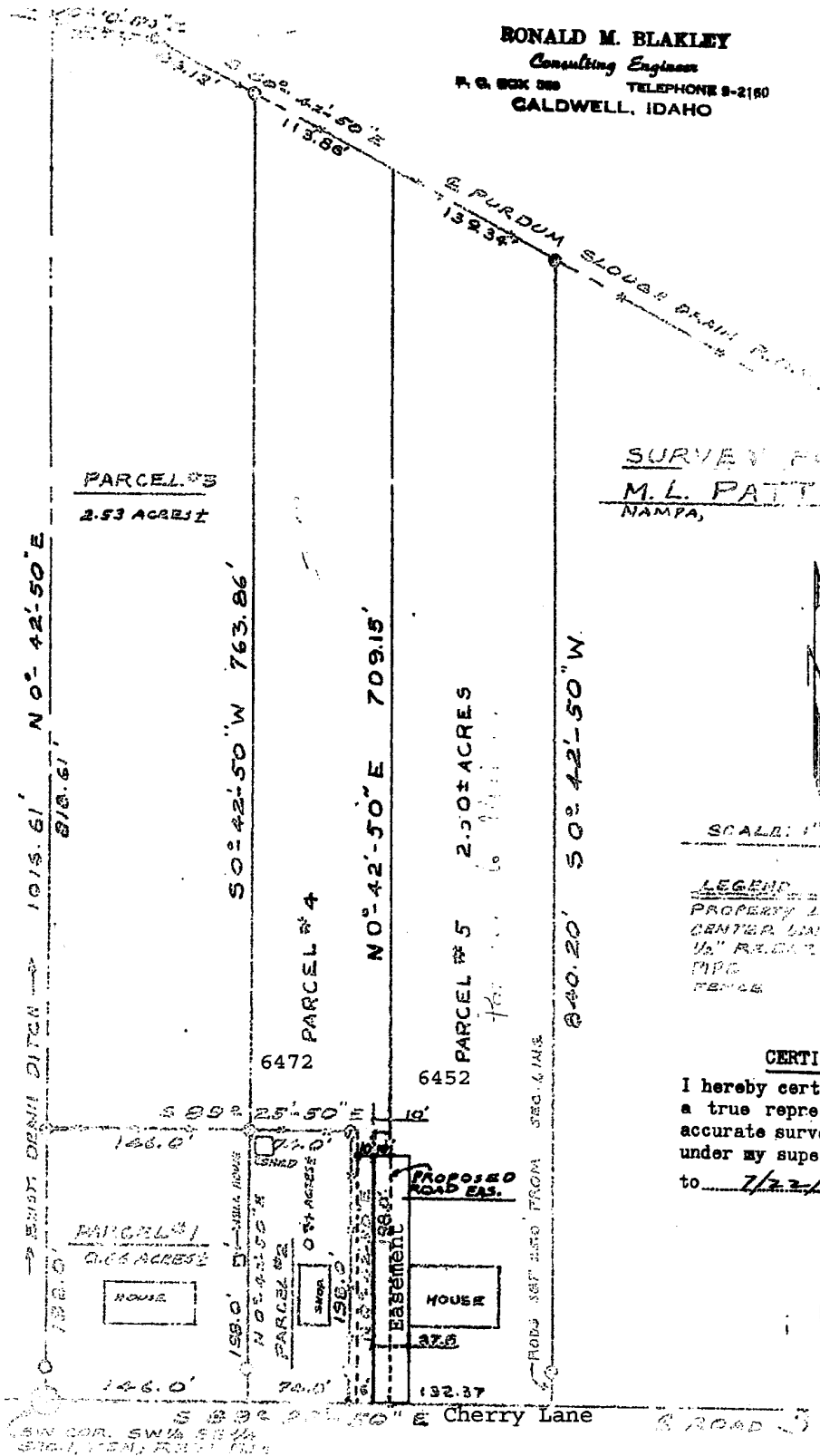
Commencing at the SW corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; Thence S 89°25'50" E, along the South Boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 236.0 feet to the TRUE POINT OF BEGINNING; Thence N 0°42'50" E, parallel with the West boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$,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



Archived: Tuesday, June 17, 2025 11:39:09 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

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8am – 5pm

Wednesday

1pm – 5pm

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~

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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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Wednesday

1pm – 5pm

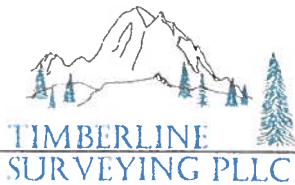
****We will not be closed during lunch hour ****

\~

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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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?

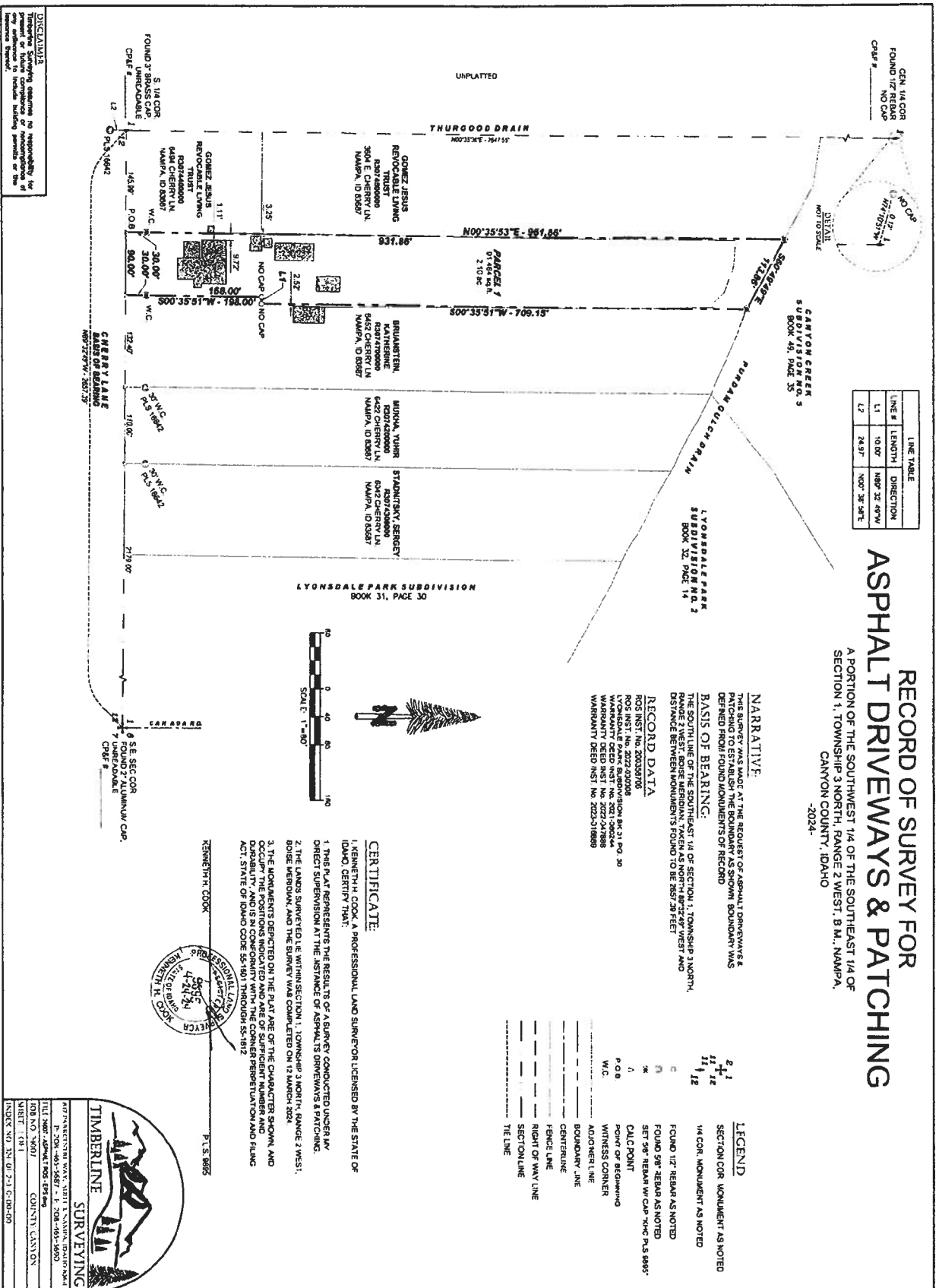
☐ Building ☐ Kennel ☐ Individual Housing ☐ Other N/A

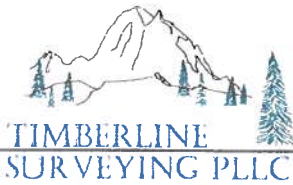
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ 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.

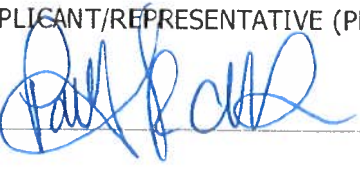
9.

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: R30746
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

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.

EXHIBIT B

Supplemental Documents

Hearing Examiner

Case# CU2024-0022

Hearing date: July 7, 2025

R30746

PARCEL INFORMATION REPORT

Exhibit B1:

PARCEL NUMBER: R30746

OWNER NAME: JETT ENTERPRISES DEVELOPMENT LLC

CO-OWNER:

MAILING ADDRESS: 6472 CHERRY LN NAMPA ID 83687

SITE ADDRESS: 6472 CHERRY LN

TAX CODE: 0610000

TWP: 3N RNG: 2W SEC: 01 QUARTER: SE

ACRES: 2.10

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0382F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: PRINCIPAL ARTERIAL

INSTRUMENT NO. : 2022051601

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 01-3N-2W SE TX 8-B IN SWSE T78254

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

EXHIBIT B2

Case Maps/Reports

Hearing Examiner

Case# CU2024-0022

Hearing date: July 7, 2025



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

Multiple Parcel Search _Query result

Hydro_NHDFlowline

ITDFunctionalClassification

Other Principal Arterials

Urban_2023

Red: Red

Green: Green

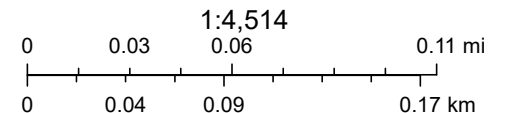
Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

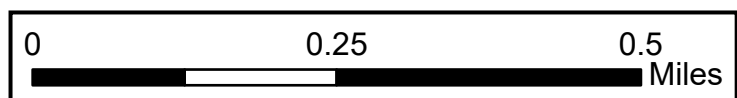
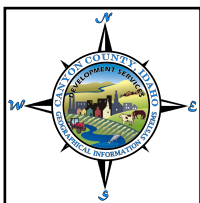
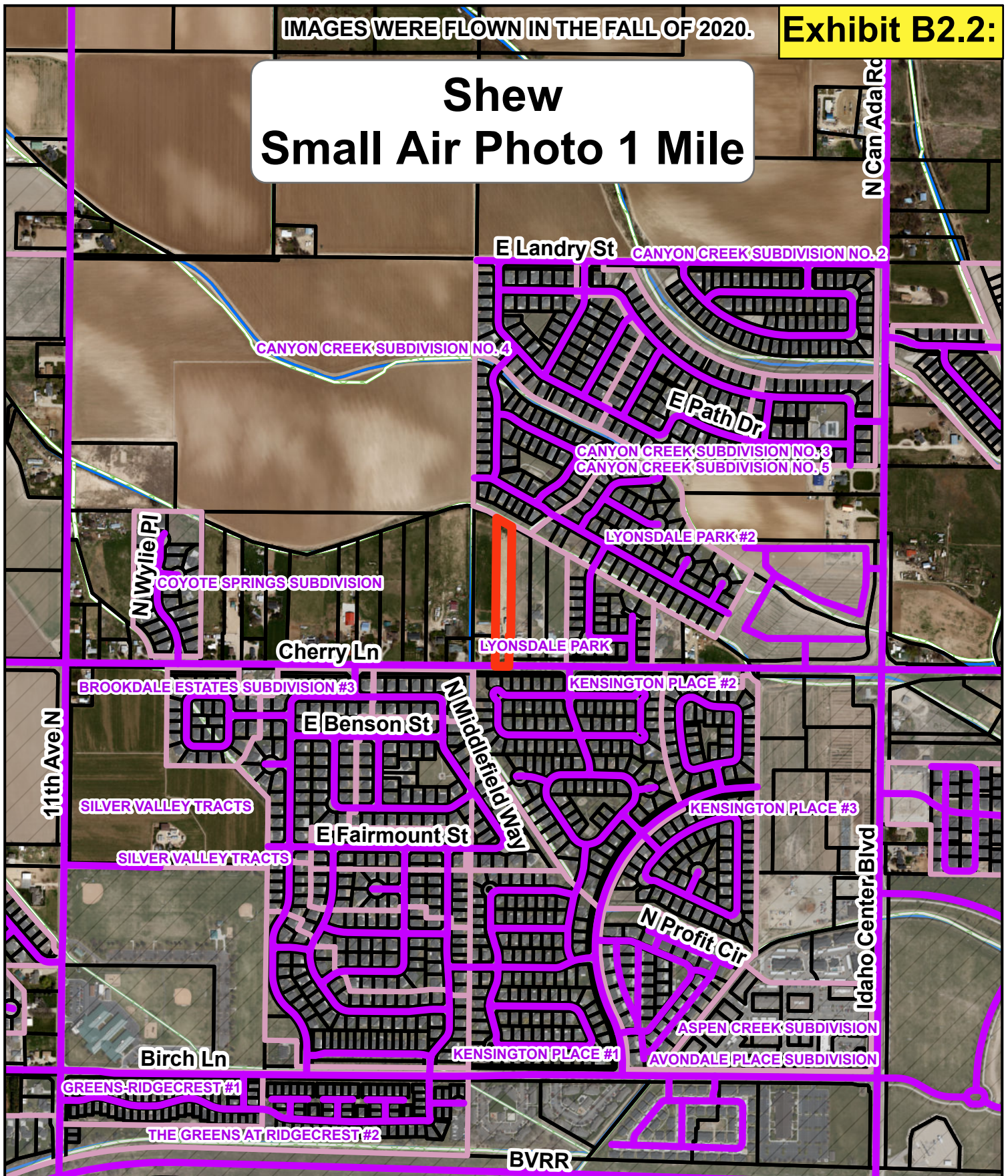


Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

IMAGES WERE FLOWN IN THE FALL OF 2020.

Exhibit B2.2:

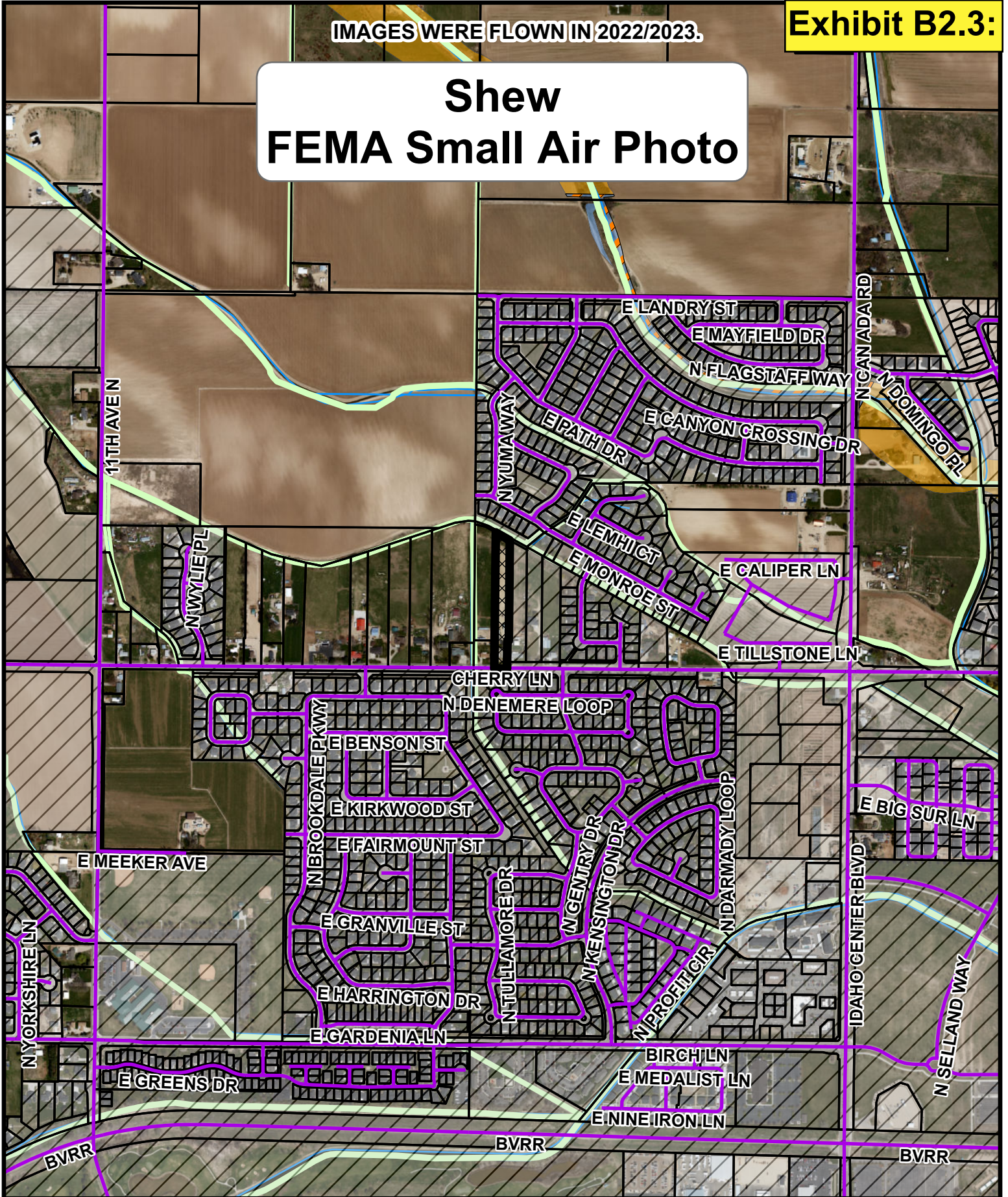
Shew Small Air Photo 1 Mile

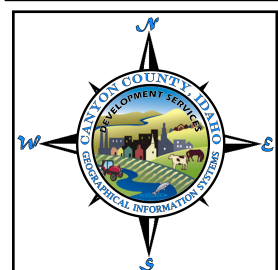


IMAGES WERE FLOWN IN 2022/2023.

Exhibit B2.3:

Shew FEMA Small Air Photo



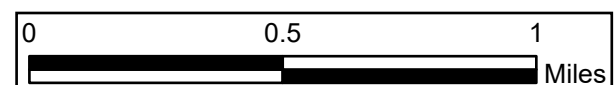


Current Zoning

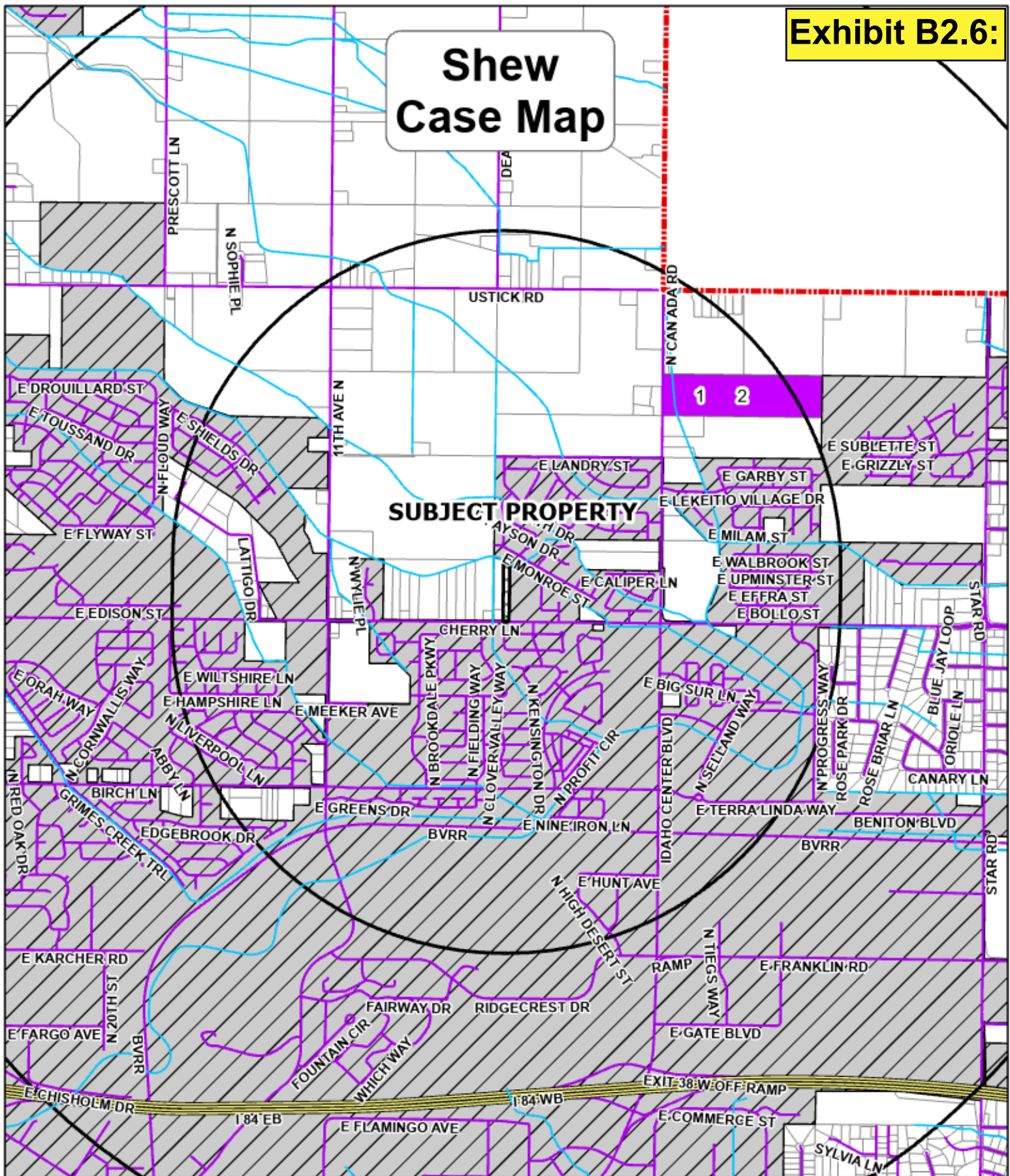
- RR (Residential Rural): Yellow background with black diagonal lines.
- CR-RR (Community Residential Rural): Yellow background with black diagonal lines and a black border.
- R1 (Single-Family Residential): Yellow background with black horizontal lines.
- CR-R1 (Community Residential Single-Family Residential): Yellow background with black horizontal lines and a black border.
- R2 (Single-Family Residential): Orange background with black horizontal lines.
- C (Community Center): Red background with black horizontal lines.
- C1 (Community Center): Red background with black diagonal lines.
- CR-C1 (Community Residential Community Center): Red background with black diagonal lines and a black border.
- C2 (Community Center): Pink background with black horizontal lines.
- CR-C2 (Community Residential Community Center): Pink background with black horizontal lines and a black border.
- M1 (Major Arterial): Light blue background with black horizontal lines.
- CR-M1 (Community Residential Major Arterial): Light blue background with black horizontal lines and a black border.
- M2 (Major Arterial): Light blue background with black diagonal lines.

ITD Functional Classification

- AG (Arterial General): White background with a black border.
- Interstate: Blue background with black diagonal lines.
- Major Collector: Red background with black horizontal lines.
- Minor Arterial: Green background with black horizontal lines.
- Minor Collector: Green background with black diagonal lines.
- Other Principal Arterials: Pink background with black horizontal lines.



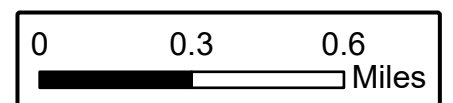
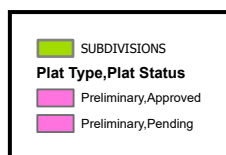
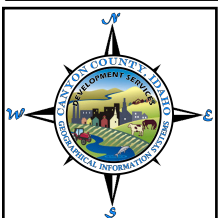
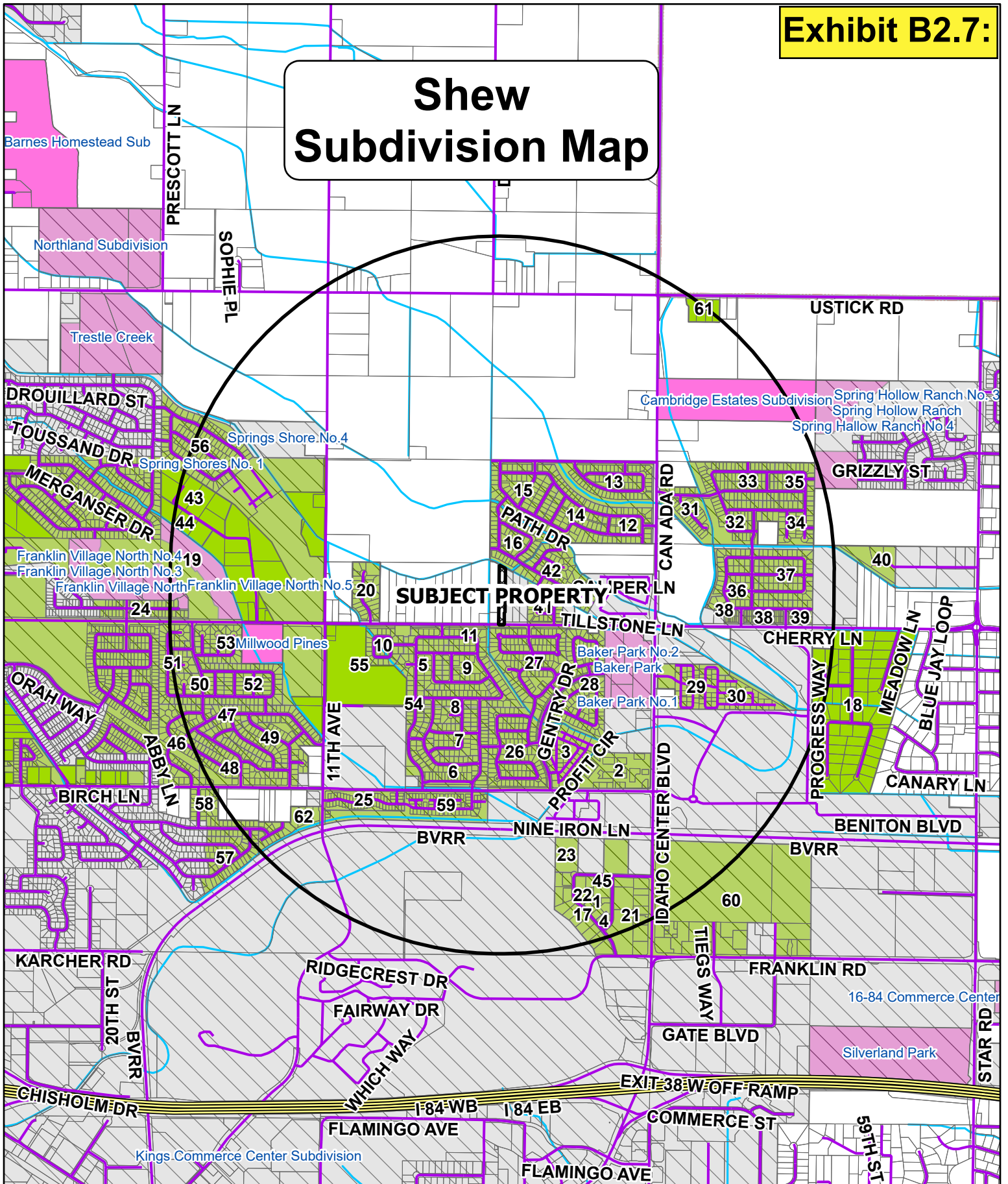
Shew Case Map



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0032	Rezone AG to R1	LTD Stro, LLC	APPROVED
2	OR2021-0015	Comp Plan Map change AG to Res	LTD Stro, LLC	APPROVED

Shew Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
62		1447.39	2722	0.53	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
5		155.74	504	0.31	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
130		1.18	0.18	0.14	92.69
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

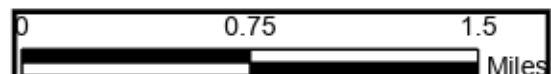
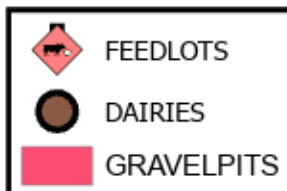
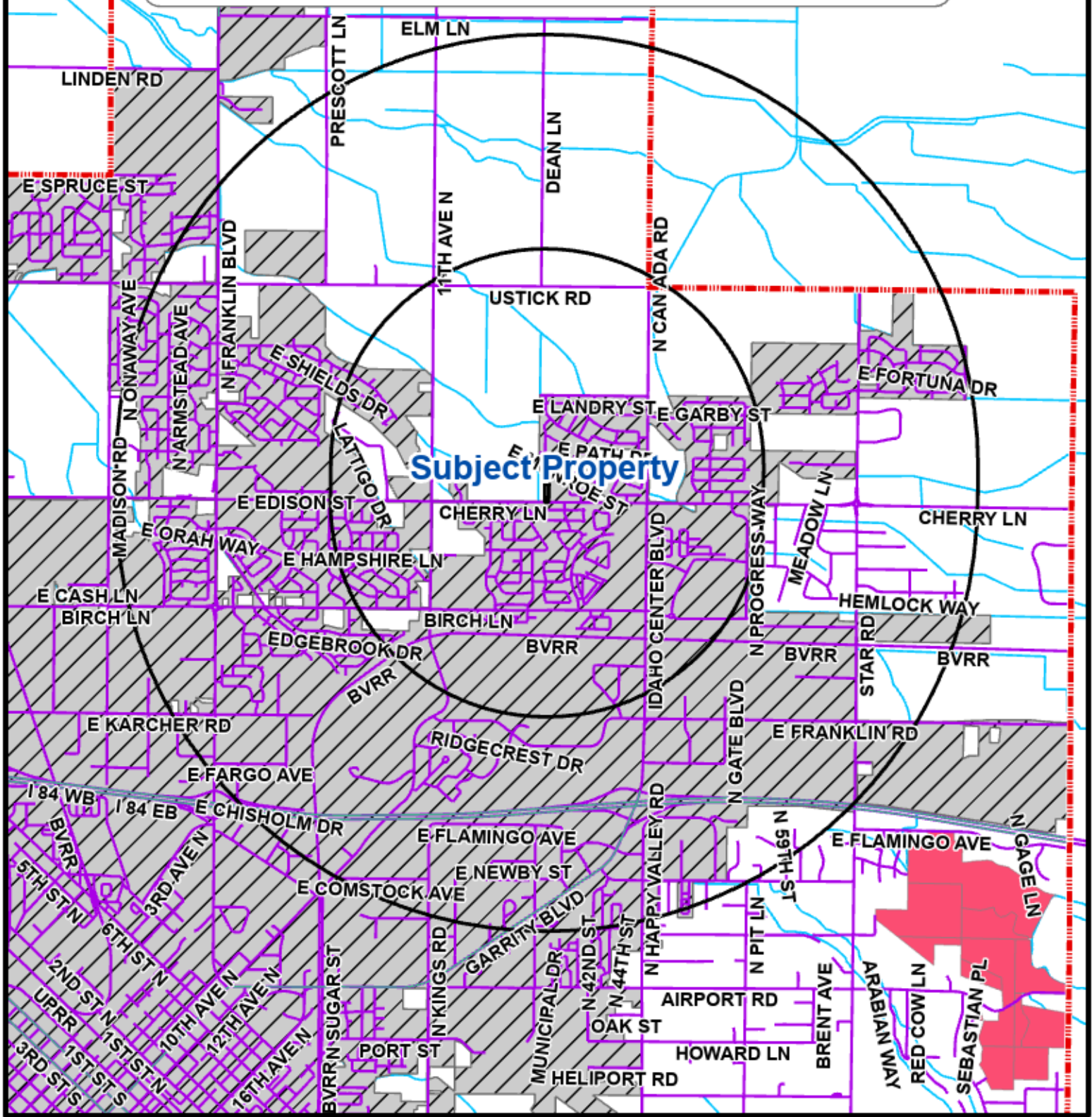
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
AMENDED CENTURY CONDOMINIUMS	1	3N2W12	1.97	12	0.16	NAMPA	2022
ASPEN CREEK SUBDIVISION	2	3N2W12	15.28	26	0.59	NAMPA	2009
AVONDALE PLACE SUBDIVISION	3	3N2W12	14.64	56	0.26	NAMPA	2008
ced Medical Specialists of Idaho Condom	4	3N2W12	0.82	3	0.27	NAMPA	2015
BROOKDALE ESTATES SUBDIVISION #	5	3N2W12	16.99	54	0.31	NAMPA	2015
ROOKDALE ESTATES SUBDIVISION NO	6	3N2W12	18.60	69	0.27	NAMPA	2009
ROOKDALE ESTATES SUBDIVISION NO	7	3N2W12	13.29	51	0.26	NAMPA	2013
ROOKDALE ESTATES SUBDIVISION NO	8	3N2W12	12.85	54	0.24	NAMPA	2017
ROOKDALE ESTATES SUBDIVISION NO	9	3N2W12	18.52	58	0.32	NAMPA	2018
ROOKDALE ESTATES SUBDIVISION NO	10	3N2W12	7.94	29	0.27	NAMPA	2020
ROOKDALE ESTATES SUBDIVISION NO	11	3N2W12	4.72	15	0.31	NAMPA	2020
CANYON CREEK SUBDIVISION NO. 1	12	3N2W01	10.66	35	0.30	NAMPA	2019
CANYON CREEK SUBDIVISION NO. 2	13	3N2W01	22.99	70	0.33	NAMPA	2019
CANYON CREEK SUBDIVISION NO. 3	14	3N2W01	17.95	66	0.27	NAMPA	2019
CANYON CREEK SUBDIVISION NO. 4	15	3N2W01	18.15	64	0.28	NAMPA	2020
CANYON CREEK SUBDIVISION NO. 5	16	3N2W01	15.57	55	0.28	NAMPA	2020
CENTURY CONDOMINIUMS	17	3N2W12	1.97	13	0.15	NAMPA	2020
CHERRY LANE MEADOWS	18	3N1W07	78.14	66	1.18	COUNTY (Canyon)	1974
CORTLAND PLACE	19	3N2W02	425.17	62	6.86	NAMPA	1894
COYOTE SPRINGS SUBDIVISION	20	3N2W01	9.16	25	0.37	NAMPA	2015
EMPIRE BUSINESS PARK #1	21	3N2W35	20.54	12	1.71	NAMPA	2008
EMPIRE BUSINESS PARK NO 2	22	3N2W12	24.46	17	1.44	NAMPA	2011
EMPIRE BUSINESS PARK NO. 3	23	3N2W12	4.66	1	4.66	NAMPA	2011
NKLIN VILLAGE NORTH SUBDIVISION N	24	3N2W02	9.42	46	0.20	NAMPA	2024
GREENS-RIDGECREST #1	25	3N2W12	10.57	53	0.20	NAMPA	1998
KENSINGTON PLACE #1	26	3N2W12	26.92	101	0.27	NAMPA	2000
KENSINGTON PLACE #2	27	3N2W12	32.40	117	0.28	NAMPA	2002
KENSINGTON PLACE #3	28	3N2W12	26.27	105	0.25	NAMPA	2003
LAGUNA FARMS SUBDIVISION NO. 1	29	3N1W07	14.47	52	0.28	NAMPA	2020
LAGUNA FARMS SUBDIVISION NO. 2	30	3N1W07	10.07	39	0.26	NAMPA	2021
LEKEITIO SUBDIVISION NO. 1	31	3N1W06	10.69	32	0.33	NAMPA	2022
LEKEITIO SUBDIVISION NO. 2	32	3N1W06	14.37	41	0.35	NAMPA	0
LEKEITIO VILLAGE SUBDIVISION NO. 3	33	3N1W06	16.38	57	0.29	NAMPA	2023
LEKEITIO VILLAGE SUBDIVISION NO. 4	34	3N1W06	11.31	45	0.25	NAMPA	2024
LEKEITIO VILLAGE SUBDIVISION NO.5	35	3N1W06	9.27	37	0.25	NAMPA	2025
LOST RIVER SUBDIVISION NO. 1	36	3N1W06	24.01	71	0.34	NAMPA	2019
LOST RIVER SUBDIVISION NO. 2	37	3N1W06	17.37	67	0.26	NAMPA	2020
T RIVER TOWNHOMES SUBDIVISION N	38	3N1W06	5.97	66	0.09	NAMPA	2020
T RIVER TOWNHOMES SUBDIVISION N	39	3N1W06	1.99	26	0.08	NAMPA	2021
LOW ANGLE SUBDIVISION	40	3N1W06	7.63	4	1.91	NAMPA	2017
LYONSDALE PARK	41	3N2W01	7.39	28	0.26	NAMPA	2002
LYONSDALE PARK #2	42	3N2W01	18.00	61	0.30	NAMPA	2003
REMYNGTON ACRES	43	3N2W02	15.42	6	2.57	NAMPA	2000
REMYNGTON ACRES #2	44	3N2W02	6.12	3	2.04	NAMPA	2005
Redstone Professional Condominiums	45	3n2w12	0.77	1	0.77	NAMPA	2016
SHERWOOD FOREST #1	46	3N2W11	21.98	70	0.31	NAMPA	1997
SHERWOOD FOREST #2	47	3N2W11	10.17	37	0.27	NAMPA	1998
SHERWOOD FOREST #3	48	3N2W11	20.00	68	0.29	NAMPA	1999
SHERWOOD FOREST #4	49	3N2W11	20.20	76	0.27	NAMPA	2001
SHERWOOD MEADOWS #1	50	3N2W11	13.23	43	0.31	NAMPA	1999
SHERWOOD MEADOWS #2	51	3N2W11	12.45	50	0.25	NAMPA	2000
SHERWOOD MEADOWS #3	52	3N2W11	14.59	66	0.22	NAMPA	2002
SHERWOOD MEADOWS #4	53	3N2W11	10.05	41	0.25	NAMPA	2003

SILVER VALLEY TRACTS	54	3N2W12	0.00	5	0.00	NAMPA	1909
SILVER VALLEY TRACTS	55	3N2W12	63.24	5	12.65	NAMPA	1909
SPRING SHORES SUBDIVISION NO. 1	56	3N2W02	30.15	100	0.30	NAMPA	2023
SUNSET OAKS #1 PH #5	57	3N2W11	11.12	42	0.26	NAMPA	1997
SUNSET OAKS #1 PH #6	58	3N2W11	11.09	46	0.24	NAMPA	1997
THE GREENS AT RIDGECREST #2	59	3N2W12	20.65	61	0.34	NAMPA	2006
THE IDAHO CENTER	60	3N1W07	102.98	18	5.72	NAMPA	1996
TIDWELL ACRES SUBDIVISION	61	3N1W06	4.98	4	1.25	COUNTY (Canyon)	2015
YELLOW FERN SUBDIVISION	62	3N2W11	8.63	19	0.45	NAMPA	2009

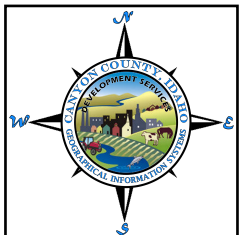
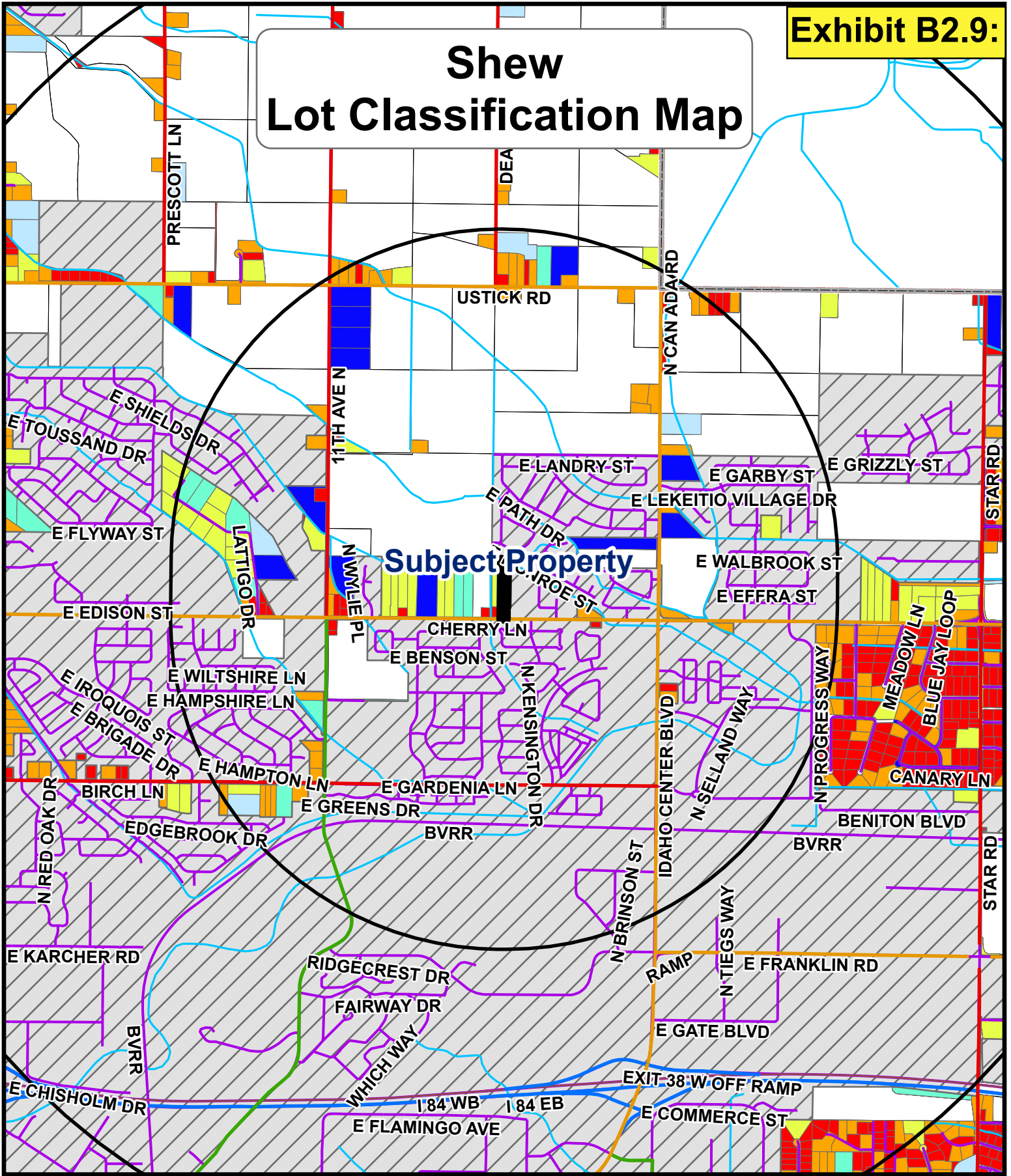
SUBDIVISIONS IN PLATTING							
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE				
Spring Hollow Ranch	37.50	220	0.17				
Franklin Village North	47.66	173	0.28				
Cambridge Estates Subdivision	39.08	31	1.26				
Baker Park	21.51	28	0.77				
Millwood Pines	9.99	52	0.19				

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

Shew Dairy, Feedlot, and Gravel Pit Map

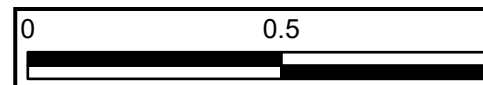


Shew Lot Classification Map

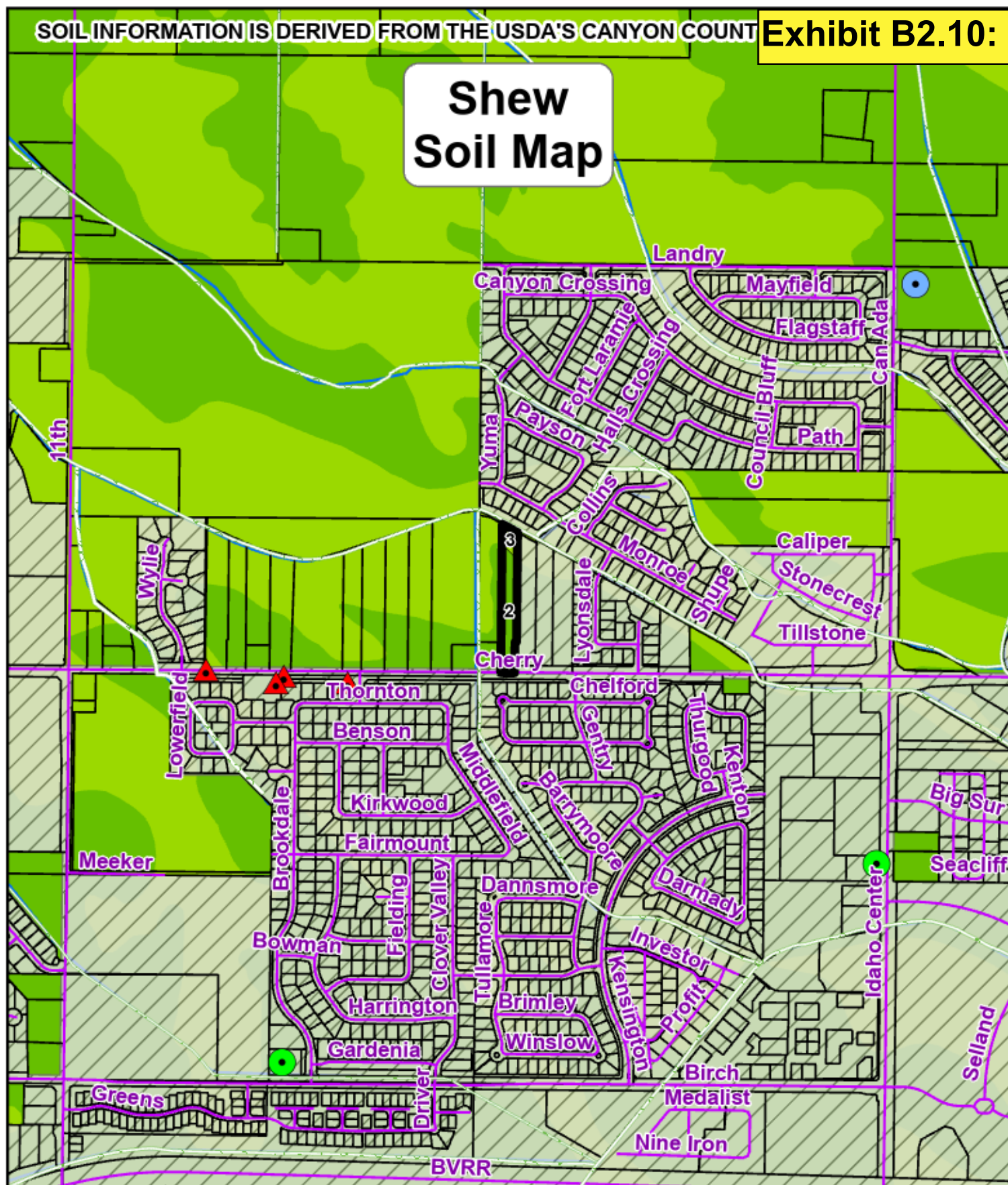


Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

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



Shew Soil Map



Nitrate Priority Wells

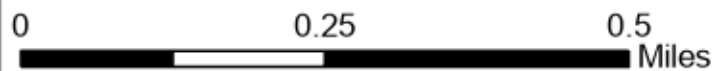
- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- ▲ 10.000001 - 49.800000



IDWR_2C_Geothermal_

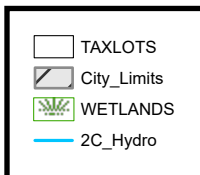
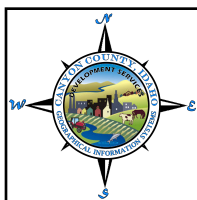
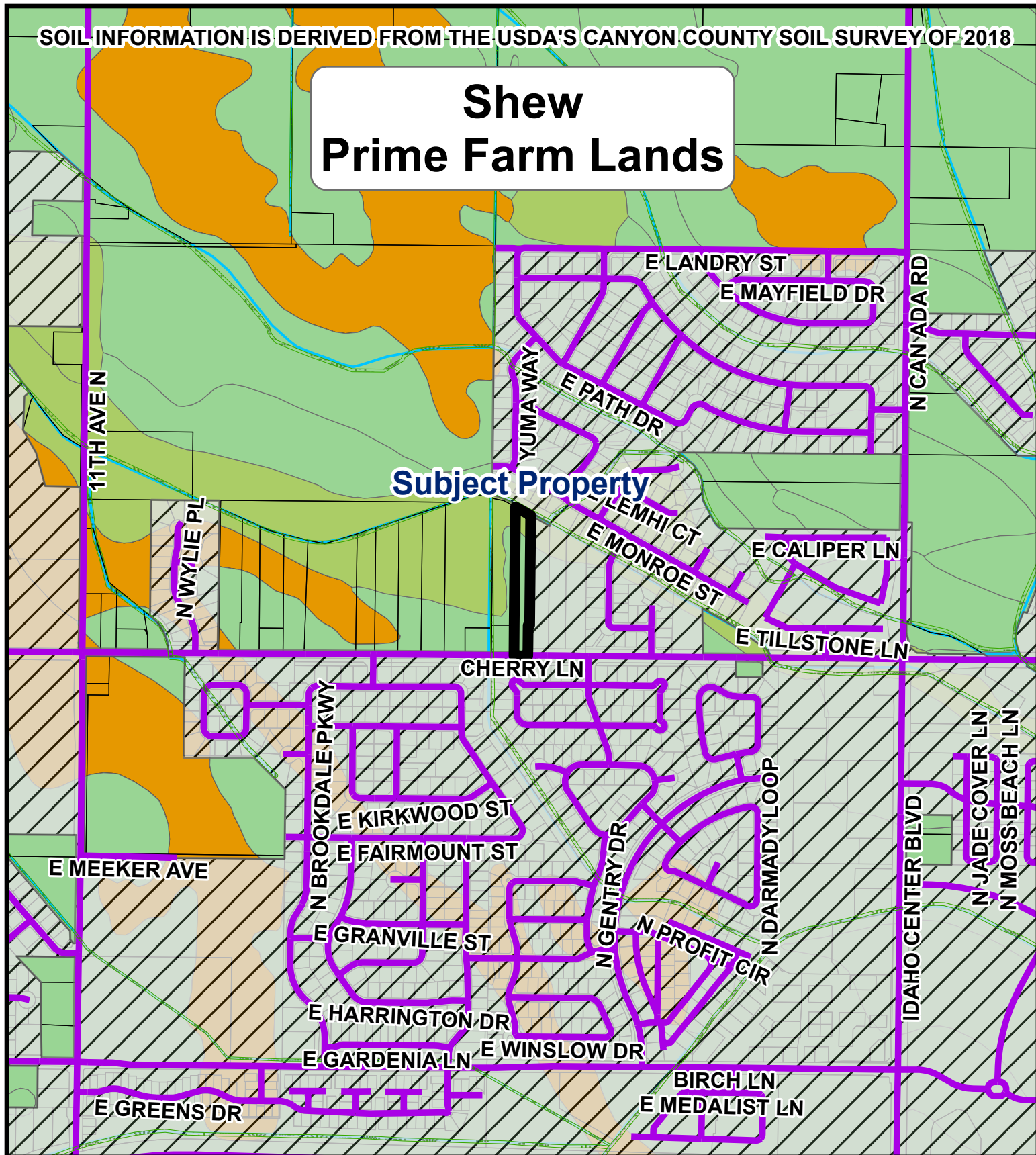


Wetlands



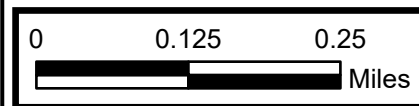
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Shew Prime Farm Lands



FARMLAND

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



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	15156.94	0.35	16.58%
2	BEST SUITED SOIL	76250.54	1.75	83.42%
		91407.49	2.10	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BdA	Prime farmland if irrigated and reclaimed of excess salts and sodium	15156.94	0.35	16.58%
PpA	Prime farmland if irrigated	76250.54	1.75	83.42%
		91407.49	2.10	100%

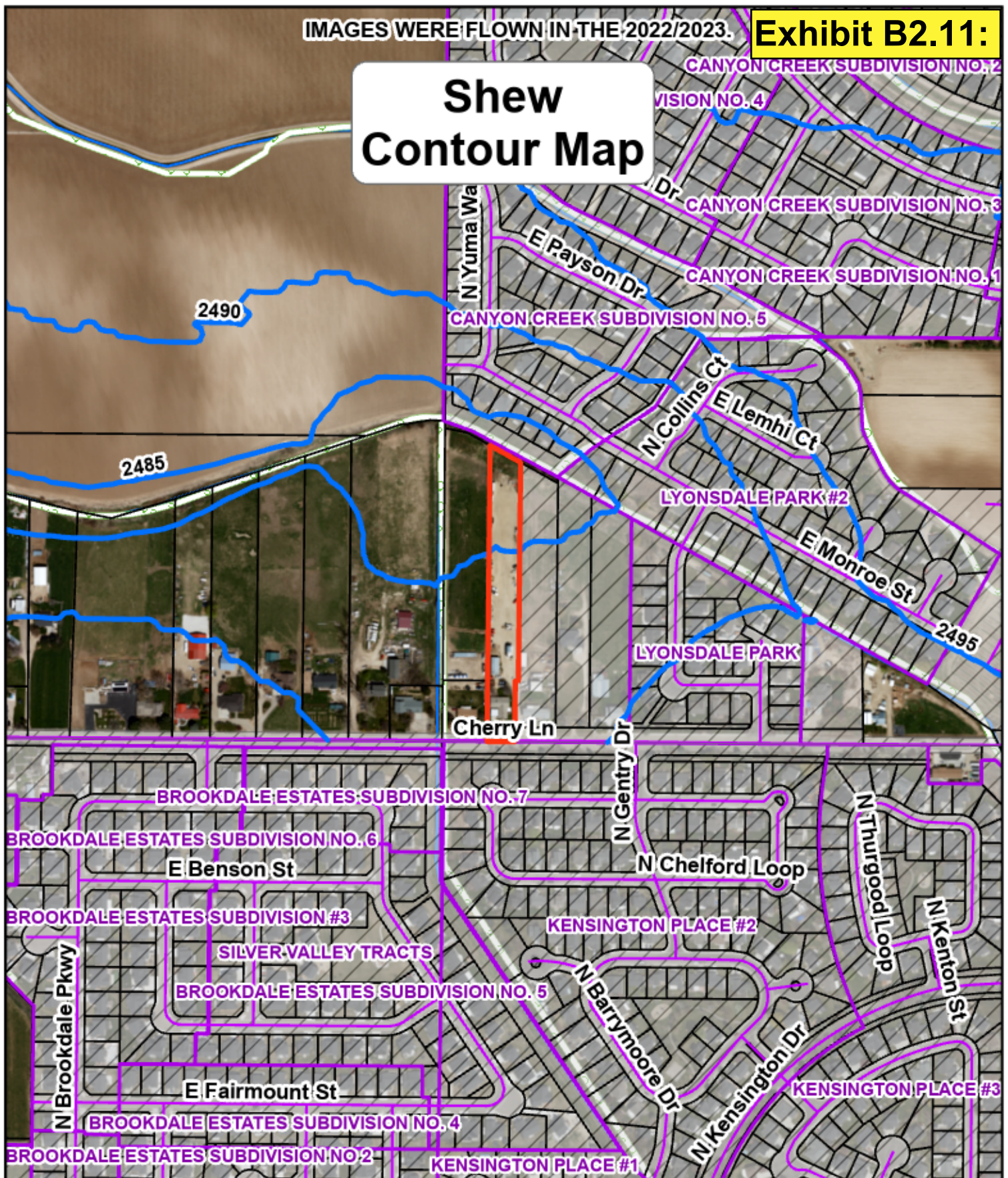
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

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

IMAGES WERE FLOWN IN THE 2022/2023.

Exhibit B2.11:

Shew Contour Map

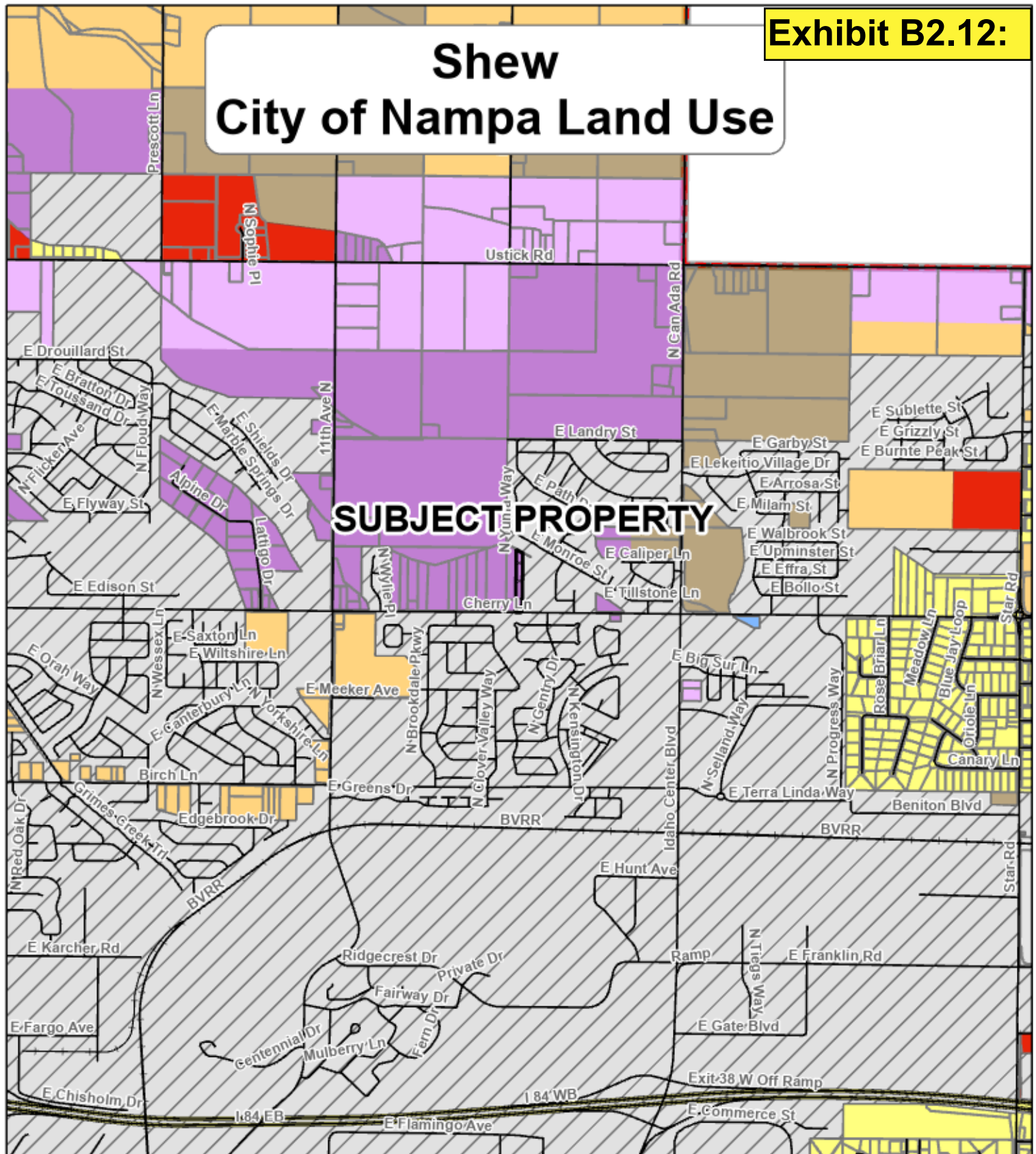


Legend
[Red Outline] SUBJECT_PROPERTY
[Black Outline] Tax Parcels
[Blue Line] Section Contours
[Green Checkmark] Wetlands

0 200 400 600
Feet

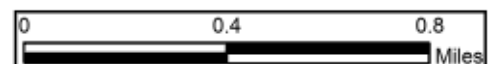
Shew City of Nampa Land Use

SUBJECT PROPERTY

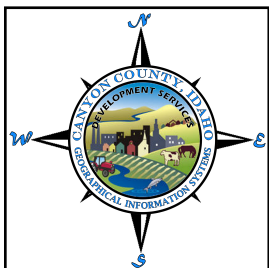



NampaCompPlan

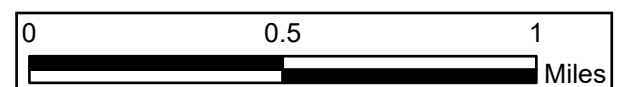
- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

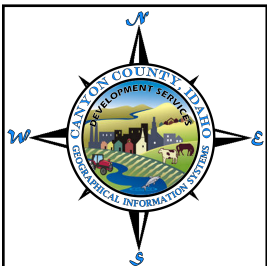
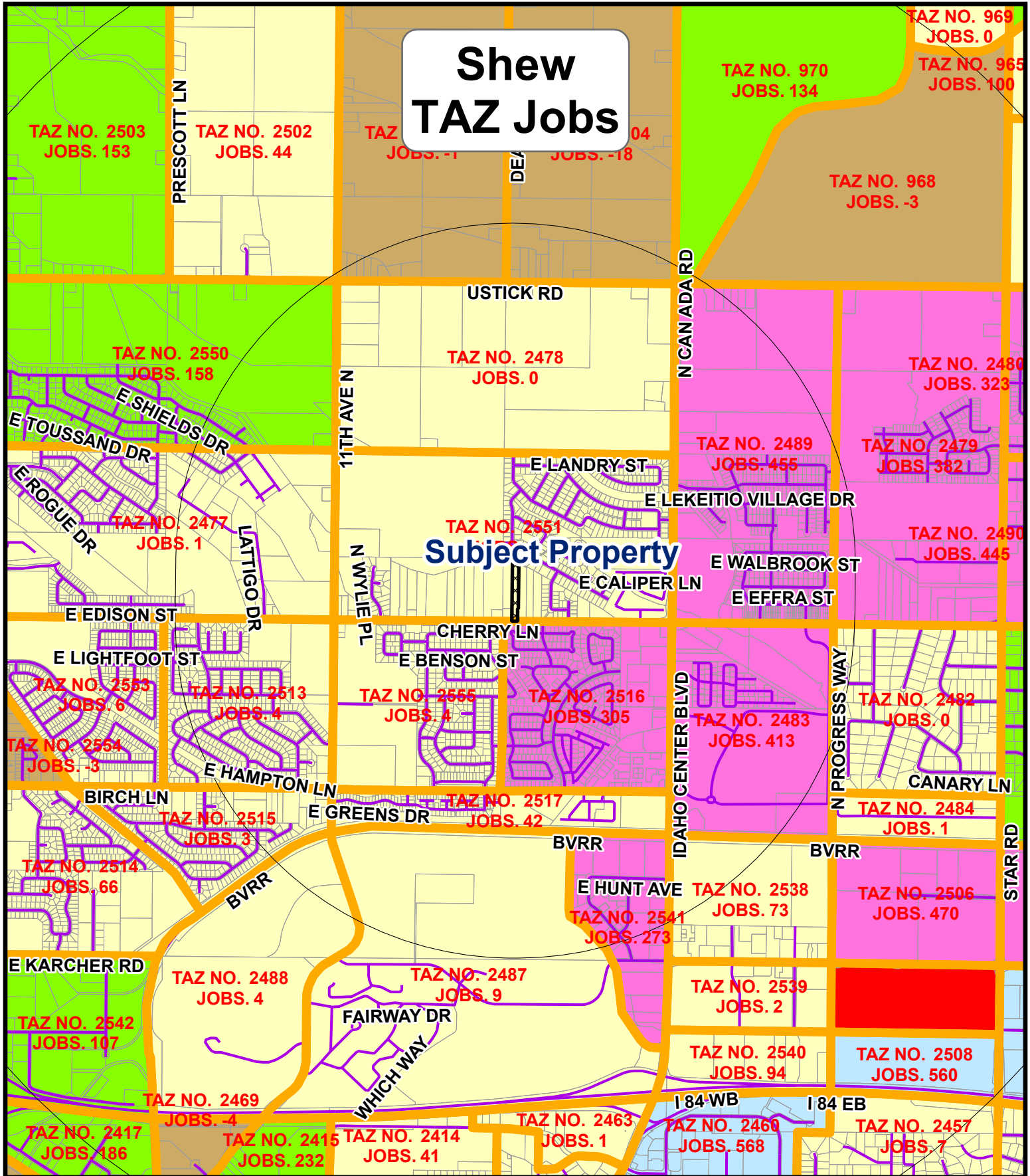


Shew TAZ Household

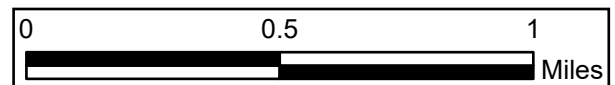
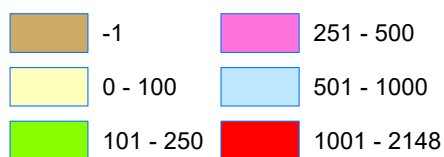


 -4 - 50	 251 - 500
 51 - 150	 501 - 750
 151 - 250	 751 - 1263





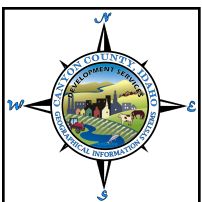
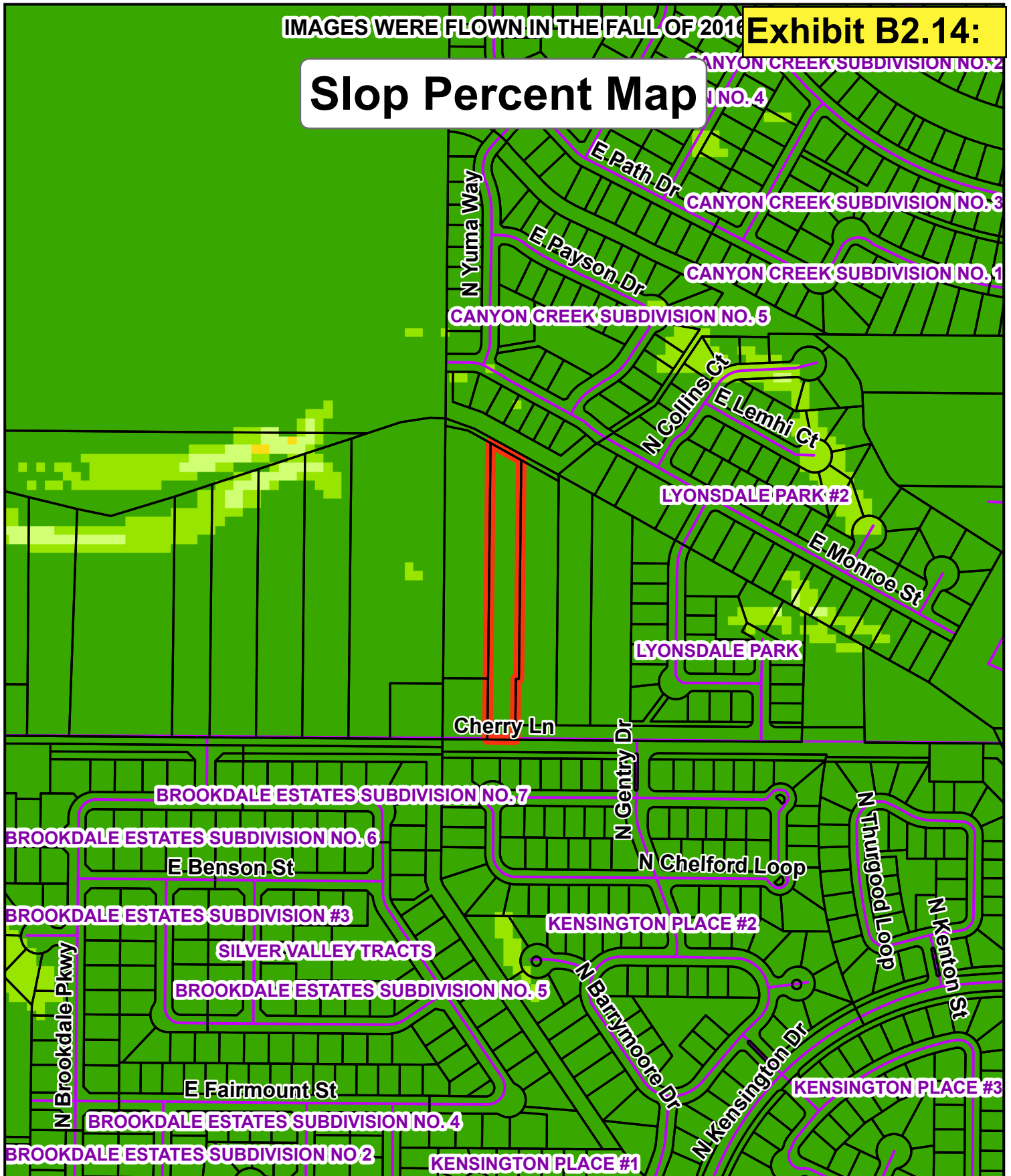
Jobs 2025-2050



IMAGES WERE FLOWN IN THE FALL OF 2016

Exhibit B2.14:

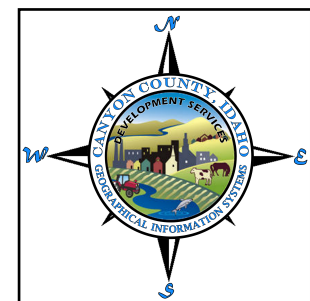
Slop Percent Map



Slop Percent

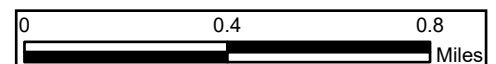
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718





Future Land Use 2030

-  COMMERCIAL
 INDUSTRIAL
 RESIDENTIAL



Neighborhood Notification Map

Parcel No. R30746

Buffer Distance 600 Feet

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

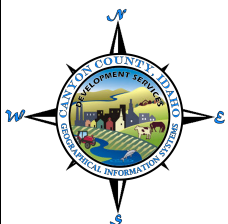
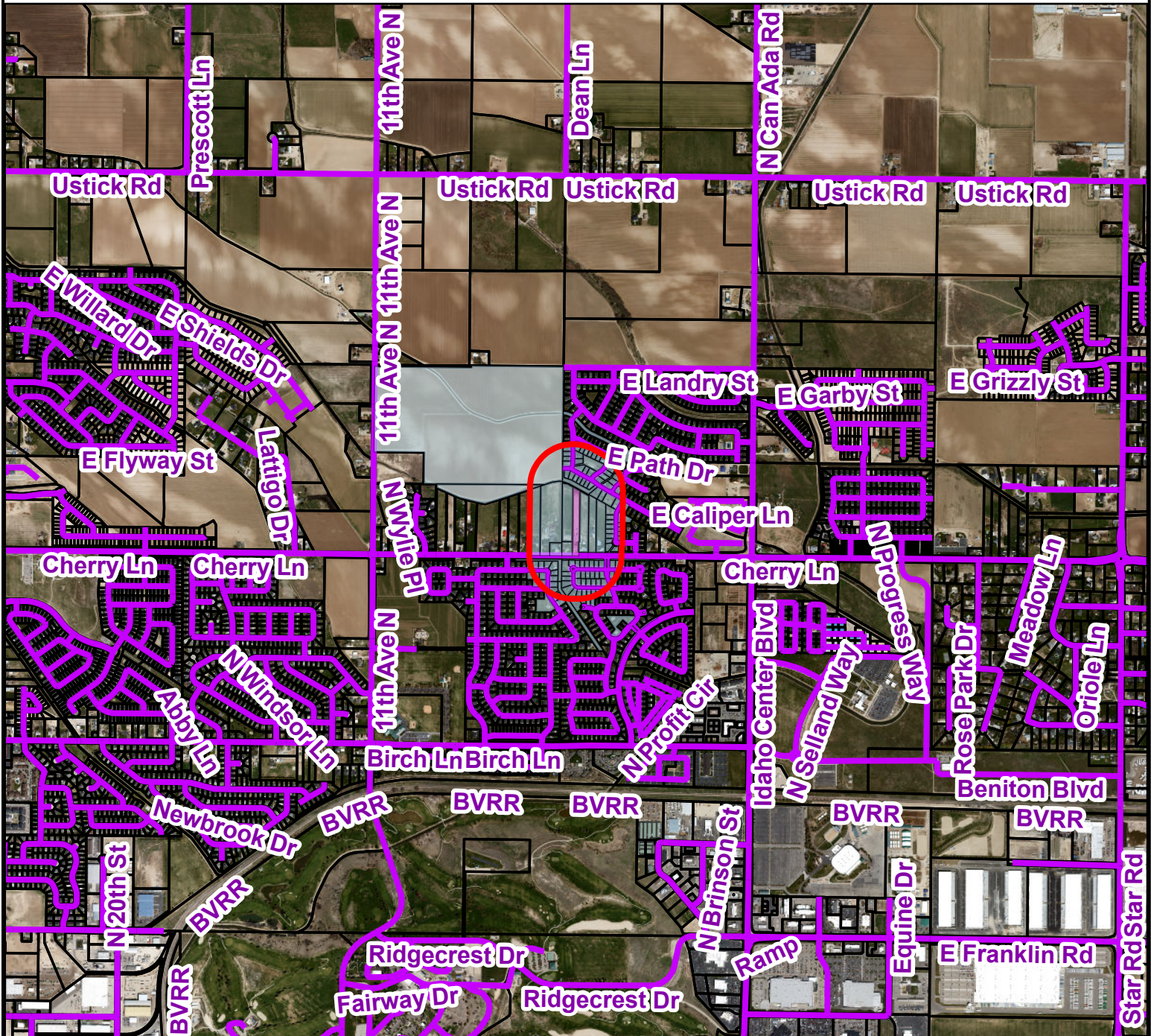
Exhibit B2.16:



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

Date: 4/14/2025

By: SHuggins



Legend

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

SCALE

1:24,000

1:24,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the act that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

EXHIBIT C

Site Visit Photos: May 15, 2025

Hearing Examiner

Case# CU2024-0022

Hearing date: July 7, 2025

Site Photos: Taken May 5, 2025

Photo 1:
Taken on
Cherry Ln
from parcels
approach
facing east
from the
subject
property.



Photo 2:
Taken on
Cherry Ln
from parcels
approach
facing
southeast
from the
subject
property.



Photo 3:
Taken on
Cherry Ln
from parcels
approach
facing south
from the
subject
property.



Photo 4:
Taken on
Cherry Ln
from parcels
approach
facing
southwest
from the
subject
property.



Photo 5:
Taken on
Cherry Ln
from parcels
approach
facing west
from the
subject
property.



Photo 6:
Taken on
Cherry Ln
from parcels
approach
facing
northwest
towards the
subject
property.



Photo 7:
Taken on
Cherry Ln
from parcels
approach
facing north
towards the
subject
property.



Photo 8:
Taken on
Cherry Ln
from parcels
approach
facing
northeast
from the
subject
property.



Photo 9:
Taken on the
subject
property's
shared
easement, at
the end of
the paved
area, facing
north
towards the
subject
property.



Photo 10:
Taken at the
end of the
subject
property's
shared
easement,
facing north
towards the
subject
property.



Photo 11:
Taken on the
subject
property,
facing
northwest
towards the
secondary
residence.



Photo 12:
Taken on the
subject
property,
facing north
towards the
secondary
residence
and
unpermitted
accessory
structure.



This aerial photograph shows a residential street with a red rectangle highlighting a specific section. A yellow arrow points to a house within this section. Labels include R30746, R30, and 32W01.



An aerial photograph of a residential street. A red outline highlights a specific area on the left side of the street. A yellow arrow points to a white car parked on the street. The area is labeled R30746 and R30747.



Photo 15:
Taken on the
subject
property,
facing south
towards the
unpermitted
accessory
structure and
secondary
residence.



Photo 16:
Taken on the
subject
property,
facing south
towards the
unpermitted
accessory
structure and
the shared
easement.



Photo 17:
Taken on the
subject
property,
facing west.
You can see
the
secondary
residence
and the
neighboring
property.



Photo 18:
Taken on the
subject
property,
facing
northwest
towards the
staging area.



Photo 19:
Taken on the
subject
property,
facing
northwest
towards the
staging area.



Photo 20:
Taken on the
subject
property,
facing
northwest
towards the
gas tanks.



Photo 21:
Taken on the
subject
property,
facing west
towards the
gas tanks.



Photo 22:
Taken on the
subject
property,
facing
northwest
towards the
staging area.



Photo 23:
Taken on the
subject
property,
facing west
towards the
staging area.



Photo 24:
Taken on the
subject
property,
facing
southeast
towards the
gas tanks.



Photo 25:
Taken on the
subject
property,
facing north
towards the
staging area.



Photo 26:
Taken on the
subject
property,
facing
northwest
towards the
staging area.



Photo 27:
Taken on the
subject
property,
facing
northeast
towards the
staging area.



Photo 28:
Taken on the
subject
property,
facing
northeast
towards the
staging area.



Photo 29:
Taken on the
subject
property,
facing north
towards the
staging area.



Photo 30:
Taken on the
subject
property,
facing
northeast
towards the
staging area.



Photo 31:
Taken on the
subject
property,
facing
northwest
towards the
staging area.



Photo 32:
Taken on the
subject
property,
facing
northwest
towards the
staging area.



Photo 33:
Taken on the
subject
property,
facing north
towards the
staging area.



Photo 34:
Taken on the
subject
property,
facing south
towards the
staging area.



Photo 35:
Taken on the
subject
property,
facing
southeast
towards the
staging area.



Photo 36:
Taken on the
subject
property,
facing
southwest
towards the
staging area.



Photo 37:
Taken on the
subject
property,
facing south
towards the
secondary
residence.



Photo 38:
Taken on the
subject
property,
facing south
towards the
unpermitted
accessory
structure.



Photo 39:
Taken on the
subject
property,
facing
southwest
towards the
secondary
residence
and office.



Photo 40:
Taken on the
subject
property,
facing south
towards the
office.



Photo 41:
Taken on the
subject
property's
shared
easement,
facing
southwest
towards the
office.



Photo 42:
Taken on the
subject
property's
shared
easement,
facing
northwest
towards the
office.



EXHIBIT D

Agency Comments Received by: June 27, 2025

Hearing Examiner

Case# CU2024-0022

Hearing date: July 7, 2025

Archived: Tuesday, June 17, 2025 12:14:21 PM
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 ****

~

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.

~

Archived: Tuesday, June 17, 2025 12:14:28 PM
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 Crawford
<Brian.Crawford@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)

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Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

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Wednesday

1pm – 5pm

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\~

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Archived: Tuesday, June 17, 2025 12:14:35 PM
From: [Caitlin Ross](#)
Mail received time: Tue, 3 Jun 2025 11:23:28
Sent: Tue, 3 Jun 2025 11:23:28
To: [Amber Lewter](#)
Subject: FW: [External] RE: Agency Notice CU2024-0022 / Shew
Importance: Normal
Sensitivity: None

FYI – thanks!

-Caitlin

~

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 3, 2025 10:13 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2024-0022 / Shew

~

Hello,

~

After careful review of the transmittal submitted to ITD on June 2, 2025 regarding, CU2024-0022/Shew, the Department has no comments or concerns to make at this time.~This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern.~ If you have any questions please contact Niki Benyakhlef at (208) 334-8337/
Niki.Benyakhlef@itd.idaho.gov.

~

Thank you

Mila Kinakh

D3 Planning and Development

Administrative Assistant

~



YOUR Safety ••• ► YOUR Mobility ••• ► YOUR Economic Opportunity

~

~

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, June 2, 2025 11:57 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'tmc@cityofnampa.us' <tmc@cityofnampa.us>; '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>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@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>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2024-0022 / Shew

~

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~

Dear Agencies,

~

Please see the attached agency notice regarding the scheduled Hearing Examiner hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

~

This is the notification that a hearing date of **July 7, 2025** at 1:00 pm has been set for this case along with a final deadline of **June 27, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm

2

2

2




Hearing Specialist

12

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2

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Archived: Tuesday, June 17, 2025 12:14:50 PM
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

~

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

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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: Tuesday, June 17, 2025 12:15:15 PM
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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~

~

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

~

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~

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

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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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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Archived: Tuesday, June 17, 2025 12:15:24 PM
From: [Daniel Badger](#)
Mail received time: Fri, 30 May 2025 11:42:54
Sent: Fri, 30 May 2025 17:42:41
To: [Amber Lewter](#)
Subject: RE: [External] RE: Commercial Access
Importance: Normal
Sensitivity: None

Amber,

For CU2024-0022 I don't show any approach permits issued on those two properties. It looks like they improved the common access gradually between 2011 and 2023.

~

For CU2025-0007 the city's comp plan shows it as mixed use so some commercial would be allowed as long as they apply for the approach and comply with our standards we could work something out.

~

Daniel Badger, P.E.
City Engineer, Engineering
O: 208.468.5469, F: 208.465.2261

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~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Friday, May 30, 2025 10:28 AM
Cc: Daniel Badger <BadgerD@cityofnampa.us>
Subject: RE: [External] RE: Commercial Access

~

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~

Hello Daniel,

~

I am just following up on the email below.

~

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: Wednesday, May 21, 2025 12:56 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Cc: Daniel Badger <BadgerD@cityofnampa.us>
Subject: [External] RE: Commercial Access

~
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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~
~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, May 21, 2025 12:51 PM
To: Doug Critchfield <critchfielddd@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: Tuesday, June 17, 2025 12:15:33 PM

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

Exhibit D5:

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

~

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 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,

~



Canyon County Development Services Department

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

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NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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



Brad Little, Governor
Jess Byrne, Director

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 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 Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator

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Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

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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: Tuesday, June 17, 2025 12:16:00 PM

From: [Kathy Husted](#)

Mail received time: Wed, 4 Jun 2025 08:55:51

Sent: Wed, 4 Jun 2025 08:55:50

To: [Tom Crosby](#)

Cc: [Eric Arthur Dan Lister](#) [Lucy Ostyn](#) [Amber Lewter](#)

Subject: RE: CDEF# request for R30746

Importance: Normal

Sensitivity: None

Exhibit D7:

After meeting with Dan this morning and letting him know that 6472 Cherry Lane already had a Cert. of Noncompliance recorded against it (for zoning violation – illegal business), he agreed there was nothing to be gained by opening a new case at this time.~ The violation noted below (owners not living on a property with secondary residence) will be a condition of the CUP; should the CUP be denied, this violation and any others can be addressed at that time.~ NOTE:~ After a little research and confirming with Amber, the property has not changed hands since the Cert. of Noncompliance was recorded.

~

Let me know if you have any questions,

Kathy

~

~

From: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>

Sent: Tuesday, June 3, 2025 11:43 AM

To: Kathy Husted <kathy.husted@canyoncounty.id.gov>

Cc: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>

Subject: CDEF# request for R30746

~

Kathy,

~

We need a CDEF# started for R30746 6472 Cherry Ln. (CU2024-0022) Property has sold and new owners do not live on site so they are in violation of ordinance 07-14-25. Once we receive a CDEF# Lucy will be drafting a notice of violation letter to be sent out.

~

Thanks,

Tom.

h



Tom Crosby

Building Official

Canyon County Development Services Department

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

Direct Line: 208-455-5980

Email: Tom.crosby@canyoncounty.id.gov

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