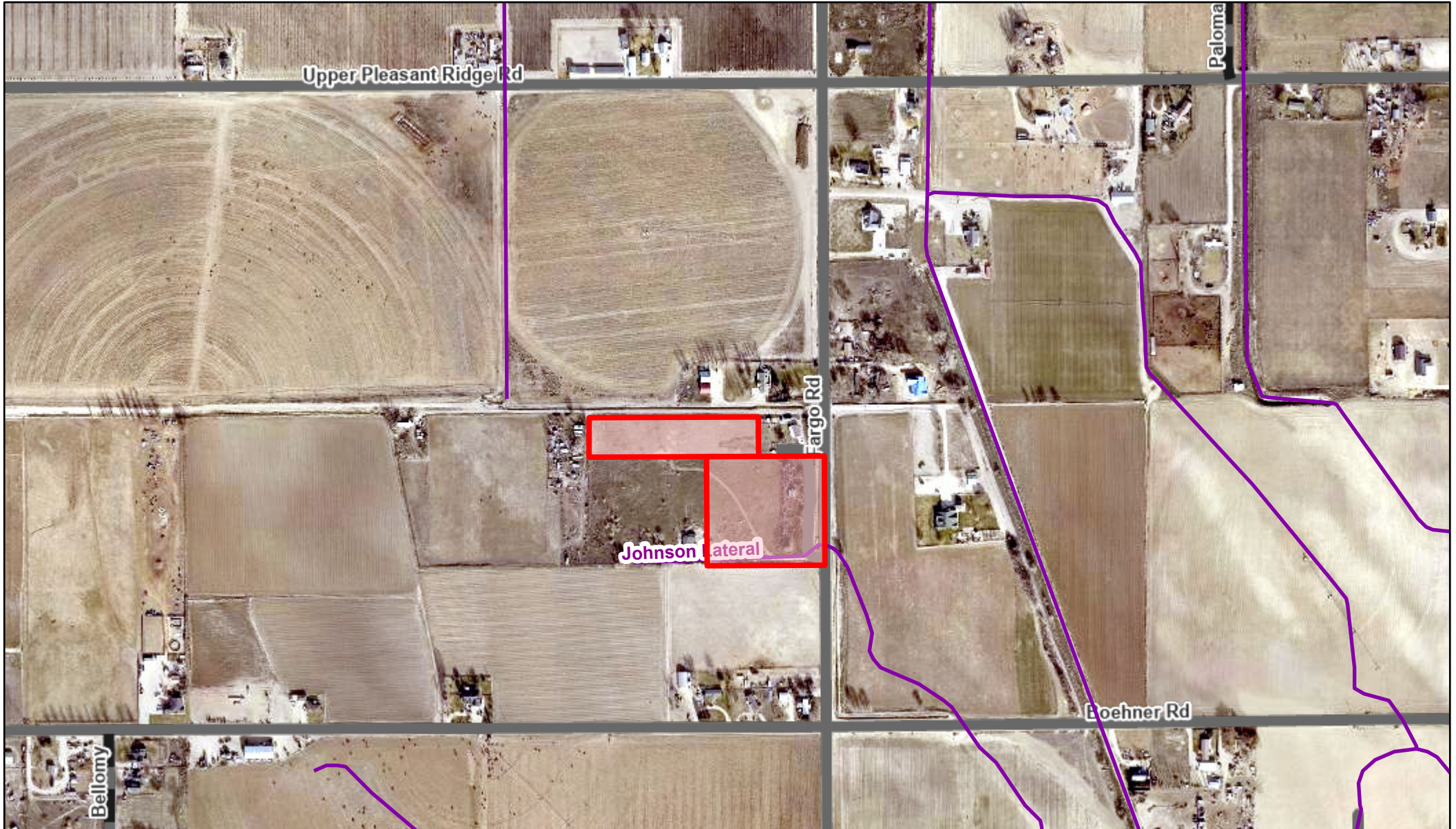


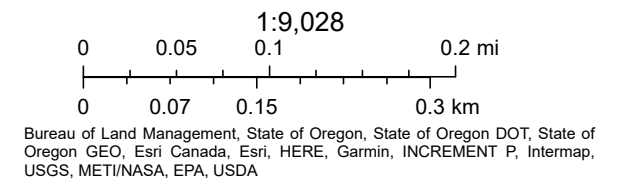
Canyon County, ID Web Map



6/25/2025, 11:15:13 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Imagery_2025_3in





APPEAL OF DECISION APPLICATION

PROPERTY OWNER	OWNER NAME: <i>Rosier or Rosetta White</i>	
	MAILING ADDRESS: <i>22922 Bochner Road, Wilder, ID 83676</i>	
	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>Rosetta White</i> Date: <i>6/19/25</i>		

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

SITE INFO	STREET ADDRESS: <i>18625 Fargo Road, Wilder, ID 83676 + 2.60 acres</i>
	PARCEL NUMBER: <i>837222011 + 837222010A</i>
	PARCEL SIZE: <i>5.01 + 2.60 acres</i>

CASE NUMBER OF REQUESTED APPEAL:	<i>AD2024-0096 + 837222010A</i>
----------------------------------	---------------------------------

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<i>AD2024-0096-APL</i>	DATE RECEIVED:	<i>6/23/25</i>
RECEIVED BY:	<i>Arbay M</i>	APPLICATION FEE:	<i>\$1,100</i>
		CK	MO
		CC	CASH



APPEAL OF DECISION CHECKLIST

GENERAL APPEAL PROCEDURE CCZO - Section 07-05-05 or 07-05-07

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

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent/Statement of Reason	✓	✓
Fee: Per adopted fee schedule	✓	\$1,000 ✓
Fees are non-refundable		

*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.

Date: June 22, 2025

Case Number: AD2024-0096

Letter of Intent

Thank you for your time and work as County Commissioners in the appeal process.

This appeal is for the case listed above. The non-viable application has not been handled professionally, by the county standards or as required by law within a reasonable amount of time. I have included many emails from early 2022 through June of 2025 with promised dates, responses, approvals and conflicting instructions. Our intent is to build a very nice home on each of the 2 parcels.

We applied in 2022 and followed all the steps, including an email confirmation in December(email documentation is included in this packet) of 2022 that due process would take place and that our case would be presented before the commissioners as we had completed the appeal documents, received confirmation that everything was in order for the appeal and that the case would be presented. We waited for months to hear back with no letter or results of the appeal. We requesting that they provide us with a copy of the results in October of 2023 and were informed that the case was never submitted or presented before the commissioners as was the civil due process. At that point, we were told that it would be taken care if administratively if we would withdrawal our first application. We included a detailed letter the new application stating the reason for the replacement application.

Another application for the exact same reason was submitted. We made all requested changes as instructed including paying for all survey, easements, road name, deeded ownership changes since, "everything looked good" for approval of the 2 lots. We were also informed that the director was okay with a building site on one of the two parcels after being told everything looked good for both. We were told we'd have a decision letter multiple times through 2024 and again by December 2024, as enclosed. We were contacted for a road name and the road name is now in place but the approval not completed. After an excessive amount of time past, a letter was provided in June if 2025 and we were required to pay to a appeal again.

The case should have fairly been presented before the commissioners at the allotted time at the beginning of 2023 as we had done all our due diligence and received confirmation that this would be done. It was not and we have already paid once without a full refund or fair and equal civil rights.

We were informed that since this didn't happen as we had paid and completed everything for the appeal, that this would be taken care of outside of having to go before the commissioners. We submitted the application again and changed everything with the surveyor and deeding to match EXACTLY as they specified, in writing, in order for it be approved administratively, and for them to avoid it being brought to light the negligence that had taken place and fair procedure that was to be have taken place according to the county's own written standards.

Upon submitting this appeal, we have still not received all supporting documents for the case. Early 2022 through June of 2025 is an excessive amount of time.

The land is useless as agricultural land as seen by the neighbor's sand lot to the south as well as the multiple photos we have submitted. We have tried to use the land but it is very sandy with poor water retention and is too quick to drain, not allowing the roots to absorb enough moisture. It is difficult to add nutrients to the soil as they leach out quickly, leaving growth to dry out too quickly. There is not enough irrigation water allotted to provide the needed water to

sustain growth. The field to the south of this property is extremely sandy as well with little nutritio for growth. The parcel to the east and west has many dead areas and growth issues. The lots are too small and difficult to water to make them useful as ag land.

We have been more than workable through all of this and already paid for an appeal process once. Over and over, negligence and misinformation has been provided via email and phone. The negligence has costed a lot of time and money.

I have nearly 100 emails and documents that follow the timeline and what took place. They were very concerned in October once they realized they had missed presenting our case before the commissioners and asked that we just allow them to take care of ours administratively, "knowing our situation, Jennifer would just try to get it taken care of" and gave us a list of items and survey changes they needed to make that happen. We made it very clear in our letter that this application was a replacement of the previous application since it was not presented as we were informed it would be. We have not cashed the check as what has taken place was not the legal procedure, due to negligence, was not the civil procedure nor what we were informed would happen as shown below.

I have included the communications with Dan Lister with further details as well. I appreciate your time and efforts in getting the building sites approved as was implied and stated multiple times in a 3+ year waiting time.

Thank you,

Roger and Rosetta White

Roger White

Rosetta White



Development Services Department

Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

Zoning Dept : 208-402-4164 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

NOTICE OF DECISION

Date: June 6, 2025

RE: Administrative Land Division – Nonviable Parcel (CCZO §07-18-09)

Case Name: White/RW Canyon County Properties LLC

Case Number: AD2024-0096

To Whom it May Concern,

Should read May 2024 as documented
On September 12, 2024, the Development Services Department accepted an application from Rosetta and Roger White (RW Canyon County Properties, LLC) to consider Parcel R37222011 and R37222010A as non-viable properties for agricultural uses pursuant to Canyon County Code Zoning Ordinance (CCZO) §07-18-09. The result of the request would have approved both the subject parcels for a residential building permit.

On June 5, 2025, the subject application was **denied** by the Director of Development Services. Any affected person, defined by Idaho Code §67-6521, who is aggrieved by the decision, may file a written notice of appeal with the Director of Development Services within fifteen (15) calendar days of the date of this letter. A notice of appeal must include the appropriate fee, include the date of appeal, the affected person's name, and the specific objections to the decision (CCZO §07-05-07).

Sincerely,

Madelyn Vander Veen
GIS Analyst
Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov
208-455-6035



Planning • Zoning • Building • Code Enforcement • Engineering • GIS

Should include parcel in both high lighted areas.
R37222010A + R37222
While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Rosetta White, 22922 Boehner Road
(name) (address)

Wilder, Idaho 83676
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

Rosetta White, 18625 Fargo Rd. + 2.60 Acres Fargo
(name) (address) Wilder, ID 83676

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 23 day of June, 20 25.

Rosetta White
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 23rd day of June, in the year 20 25, before me Megan Angiolini,
a notary public, personally appeared Rosetta White, 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: Megan Angiolini

My Commission Expires: 01-21-31

To: Canyon County Development Services

From: Rosetta White

Re: case AD2022-0099-APL

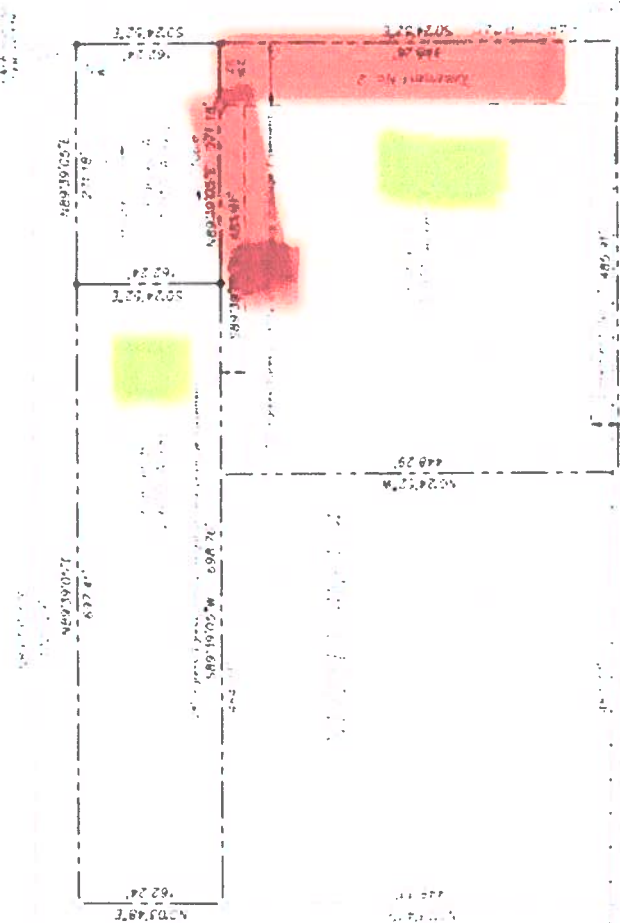
To whom it may concern, I would like to withdraw case AD2022-0099-APL. The case was not presented to the commissioners at the appropriate time and is being replaced with this application. Please apply the balance to the new application fee. I would in turn like to submit a new application for nonviable land use, application provided herein. The purpose of this application is to request build sites on Parcel R37222011 and R37222010A. Both parcels as well as all surrounding parcels are non-viable and pure sand. Also included is an easement reduction request to make access available for each home with the layout of the land. Thank you for your assistance.

Sincerely,

Roger and Rosetta White

RECORD OF SURVEY

A PORTION OF THE N 1/2 SE 1/4 NE 1/4 OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



Easements Used

Homesite Locations

Scale: 1" = 100'

LEGEND

• Survey Station

— Boundary Line

— Easement Line

— Homesite Location

— Section Line

— Township Line

— Range Line

— Meridian Line

— Survey Line

CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the State of Idaho, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same has been recorded in the public records of the County of Canyon, State of Idaho, in Book 10, Page 100.



INDEX No. 454 10 1 0 0 0 0 0 0

SURVEY FOR

ROSETTA WHITE

1	2	3	4	5	6	7	8	9	10

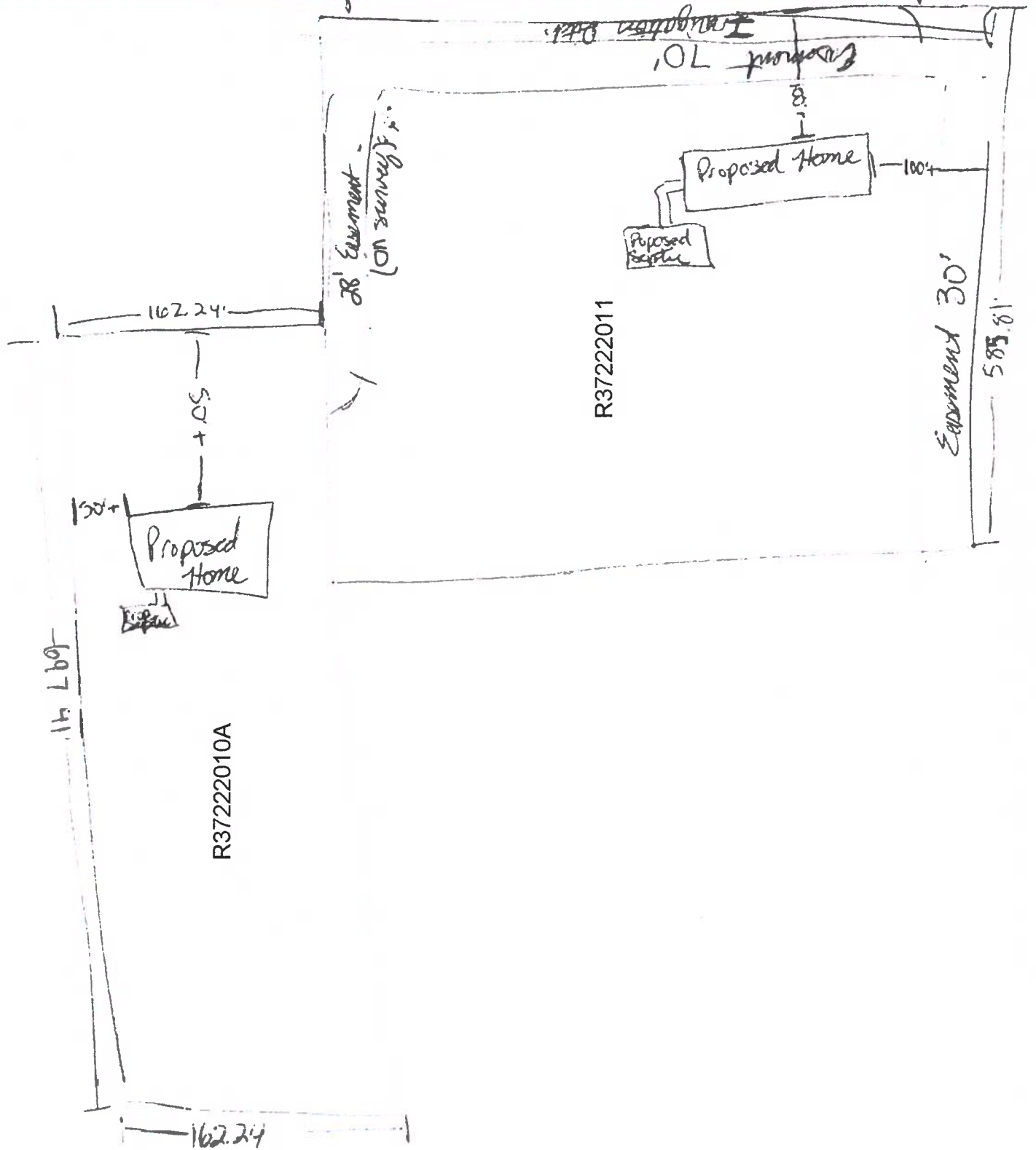
Skinner
Land Survey

1704 S. State, Boise, Idaho
208-333-0000
www.skinnerlandsurvey.com

↑ N

Fargo Road

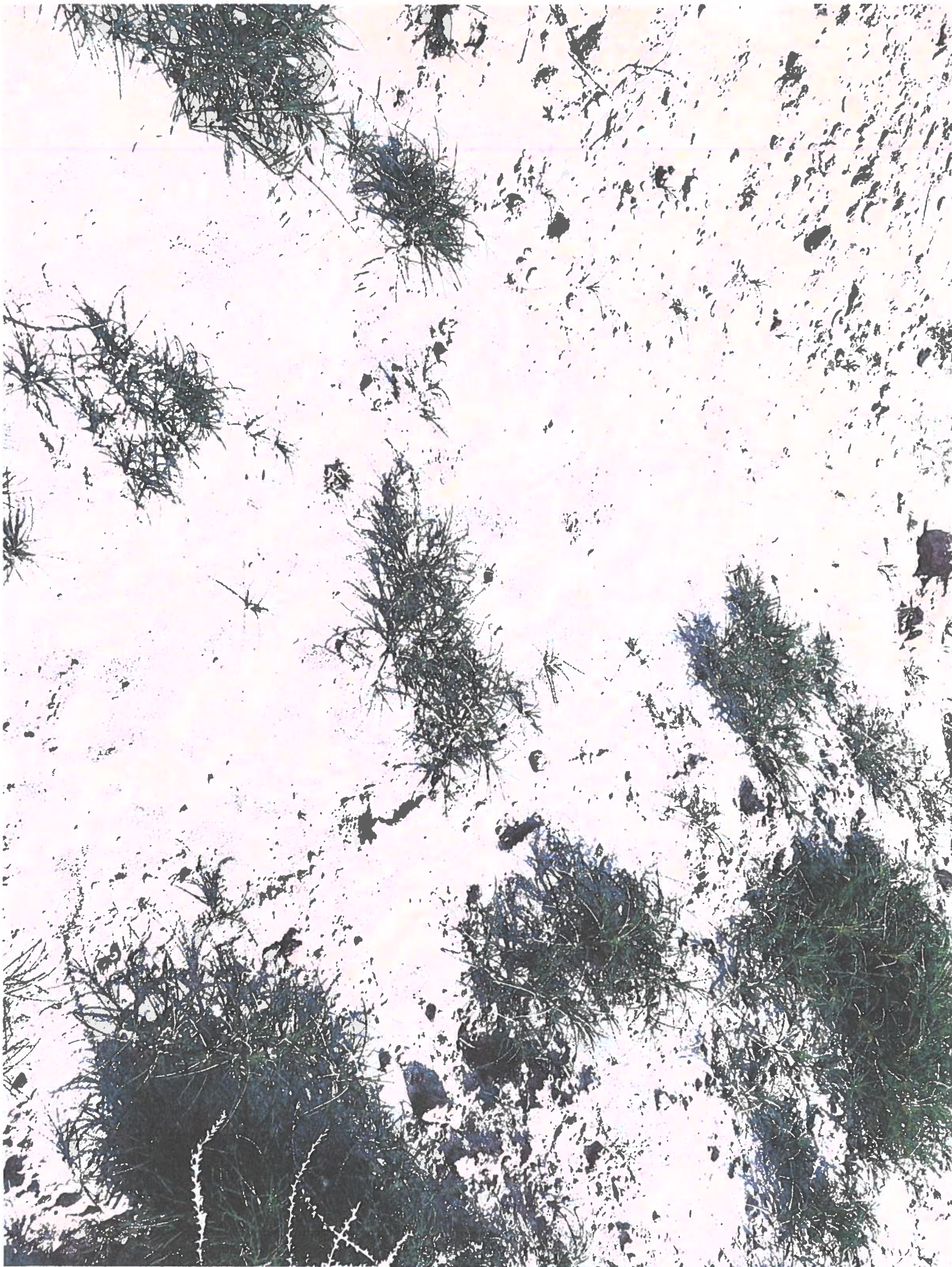
Paved Approach















7

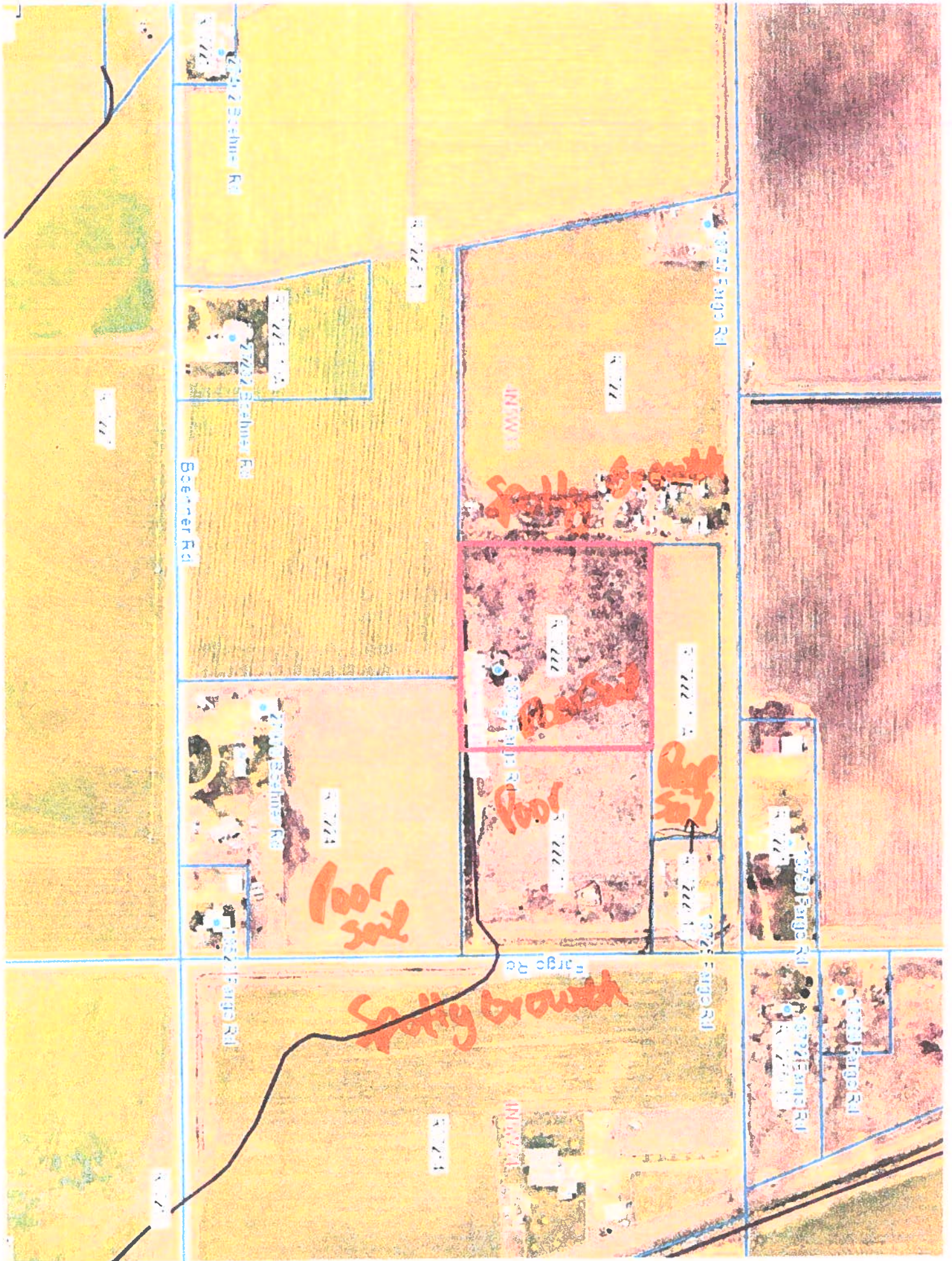












Nonviable land division AD2022-0099 - Code violation

Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Thu, Nov 17, 2022 at 8:53 AM

To: Rosetta White [REDACTED]

Hi Rosetta,

Looks like you're good to go! I'll proceed with reviewing the case.

[Quoted text hidden]

10:36



Hi Rosetta,

1. No fee is needed, I'll process the appeal with your letter of intent requesting that only the 2 parcels are a part of the application.

3. We did not receive a land division application for splitting the 1 acre from the 3.61. The survey was evidently recorded in the county recorder's office, but that does not indicate approval from Development Services.

4. An ag-only site is not a requirement. Splitting parcel C would result in 5 parcels from the original, which would require rezoning and subdivision platting.

That being said, I'll process the appeal unless I hear otherwise from you in the next hour or so.

...

...

a. Merge Parcels B and C together and request a building permit via a property boundary adjustment and non-viable division (\$680).



↩ Reply

➡ Forward



↩ Reply

↩ Reply all

➡ Forward



Dec
2022

From: Rosetta White [REDACTED]
Sent: Monday, November 6, 2023 4:15 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: [External] Re: AD2022-0099-APL

Hi Maddy,

I hope you are feeling better and getting your strength back. Being sick is awful.

Thanks for your work on this and for the updates.

Sincerely,

Rosetta

On Mon, Nov 6, 2023 at 4:06 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

I apologize for not getting back to you on the appeal case – I was sick for part of last week and am getting caught up. I will hopefully have something for you tomorrow or Wednesday.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Hi Madelyn,

Thank you for the update. It's much appreciated. I'm happy to get that revised survey to you.

Rosetta

On Thu, Nov 9, 2023 at 4:51 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

Quick update: I've drafted up an amended decision to see if the director will consider approving the case administratively, and I've asked another planner to review it first. I'll let you know what I hear back. If it's looking good, I will ask you for a revised survey showing only parcels R37222011 and R37222010A and including the 28' easement to parcel R37222010A.

Best,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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.

Wednesday: 1pm – 5pm

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

From: Rosetta White [REDACTED]
Sent: Thursday, November 9, 2023 5:07 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] Re: AD2022-0099-APL

Hi Madelyn,

Thank you for the update. It's much appreciated. I'm happy to get that revised survey to you.

Rosetta

On Thu, Nov 9, 2023 at 4:51 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

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Best,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Wednesday: 1pm – 5pm

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.

After discussing with the Director today, revising our decision is unfortunately not possible. Therefore, you have 2 options: (1) You can

In order to withdraw the appeal, please send an email to me stating that you wish to withdraw case AD2022-0099-APL and include the

When you submit a new application, please follow the attached checklist as you did when you submitted the first time. We do still require

- List parcels R37222011, R37222010A, and R37222010 on your application. My understanding is that you'll be applying for a no
- Please submit a survey with the application including parcels R37222011, R37222010A, and R37222010 as well as all the acco
- Additional evidence supporting the nonviability of the properties for farming purposes – you did submit some information in the l
11370
- Information needed to meet County Code Section 07-10-03: <https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyo>
 - Please submit the required road users' maintenance agreement(s) – every easement needs to be covered by a RUMA. Id
 - Please include on your survey or site plan where the potential residence on parcel R37222011 will be taking access – whe
 - If you want to stick with the 28' width for the new easement, please submit reasoning as to why an easement reduction is n

I've attached the applications referenced in this email as well as your previous applications in case you need something from those fo

Best,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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 Pu

From: Rosetta White [REDACTED]
Sent: Thursday, November 9, 2023 5:07 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] Re: AD2022-0099-APL

Nov 9

Hi Madelyn,

Thank you for the update. It's much appreciated. I'm happy to get that revised survey to you.

Rosetta

On Thu, Nov 9, 2023 at 4:51 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

Quick update: I've drafted up an amended decision to see if the director will consider approving the case administratively, and I've a

Best,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

PDF

Rosetta White

Wed, May 15, 2024 at 2:39 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Hi Madelyn,

Are you able to open this file?

Thank you!

[Quoted text hidden]

Fargo_Admin_Land_Division_Packet 2024.pdf

2nd Application
Date

I hope you are having a great week! Could I get an update on the status of the application? Do you need anything else from me?

Thank you,

Rosetta

On Wed, May 15, 2024 at 4:47 PM Rosetta White [REDACTED] wrote:

Awesome, thank you!!

On Wed, May 15, 2024 at 4:40 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Yes, thank you! I'm trying to get caught up on some things but I will review it as soon as I can.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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.

From: Rosetta White [REDACTED]
Sent: Wednesday, May 15, 2024 2:40 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: [External] PDF

Hi Madelyn,

Are you able to open this file?

Thank you!

-Rosetta

----- Forwarded message -----

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
To: "Rosetta White" [REDACTED]
Cc:
Bcc:
Date: Sat, 2 Dec 2023 00:05:50 +0000
Subject: RE: [External] Re: AD2022-0099-APL

Hello Rosetta,



Rosetta White

PDF

Rosetta White

Mon, Jun 3, 2024 at 10:14 AM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Hi Madelyn,

I hope you are having a great week! Could I get an update on the status of the application? Do you need anything else from me?

Thank you,

Rosetta

[Quoted text hidden]

PDF

Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Fri, Jun 21, 2024 at 10:25 AM

To: Rosetta White

Good morning Rosetta,

Apologies for the wait; thanks for your continued patience. I have some notes on your application I was hoping you could address before I accept it:

Required:

- Property owner signature(s) on master application
- Address the easement width reduction criteria: (1) Will the proposed reduction provide adequate access; (2) Do physical characteristics of the site require a width reduction; and (3) Would approval of the request cause injury, damage, or a safety hazard?

Highly recommended:

- Include parcel R37222010 in the application on the master application with property owner signature, letter of intent – otherwise, please remove from the survey
- Provide additional nonviable evidence
- Provide a Road Users' Maintenance Agreement for the easements
- State which easement parcel R37222011 will be using
- Submit a private road application

I've attached an old email which explains in further detail.

[Quoted text hidden]

----- Forwarded message -----

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

To: "Rosetta White"

Cc:

Bcc:

Date: Sat, 2 Dec 2023 00:05:50 +0000

Subject: RE: [External] Re: AD2022-0099-APL

Dec 2, 2023

Hello Rosetta,

After discussing with the Director today, revising our decision is unfortunately not possible. Therefore, you have 2 options: (1) You can proceed with the appeal which will involve a hearing with the Board of County Commissioners, or (2) you can withdraw the appeal and submit a new application for a nonviable land division. As we discussed earlier today on the phone, I do recommend withdrawing the appeal and resubmitting since it will likely end up being a simpler and faster solution and the Director already knows your situation, but it's up to you.

In order to withdraw the appeal, please send an email to me stating that you wish to withdraw case AD2022-0099-APL and

10:14



me Jul 9, 2024
to TJ ~



Hi T.J.,

Are you able to remove the parcel below from the Fargo survey(they front northeast 1 acre lot)? The county made a mistake on which parcels they asked me to include in the survey for the application.

Thank you for your help.

...



TJ Wellard Jul 9, 2024
to me ~



We had to do a new record of survey since the previous one was already recorded. If everything is good let me know and I will get this one recorded.

Thanks,

T.J. Wellard, PLS

Skinner Land Survey

[17842 Sand Hollow Road](#)

[Caldwell, Idaho 83607](#)

208-454-0933

www.skinnerlandsurvey.com

ID PLS #15352, OR PLS #88835

Privileged and Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC 2510-2521),(b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message.

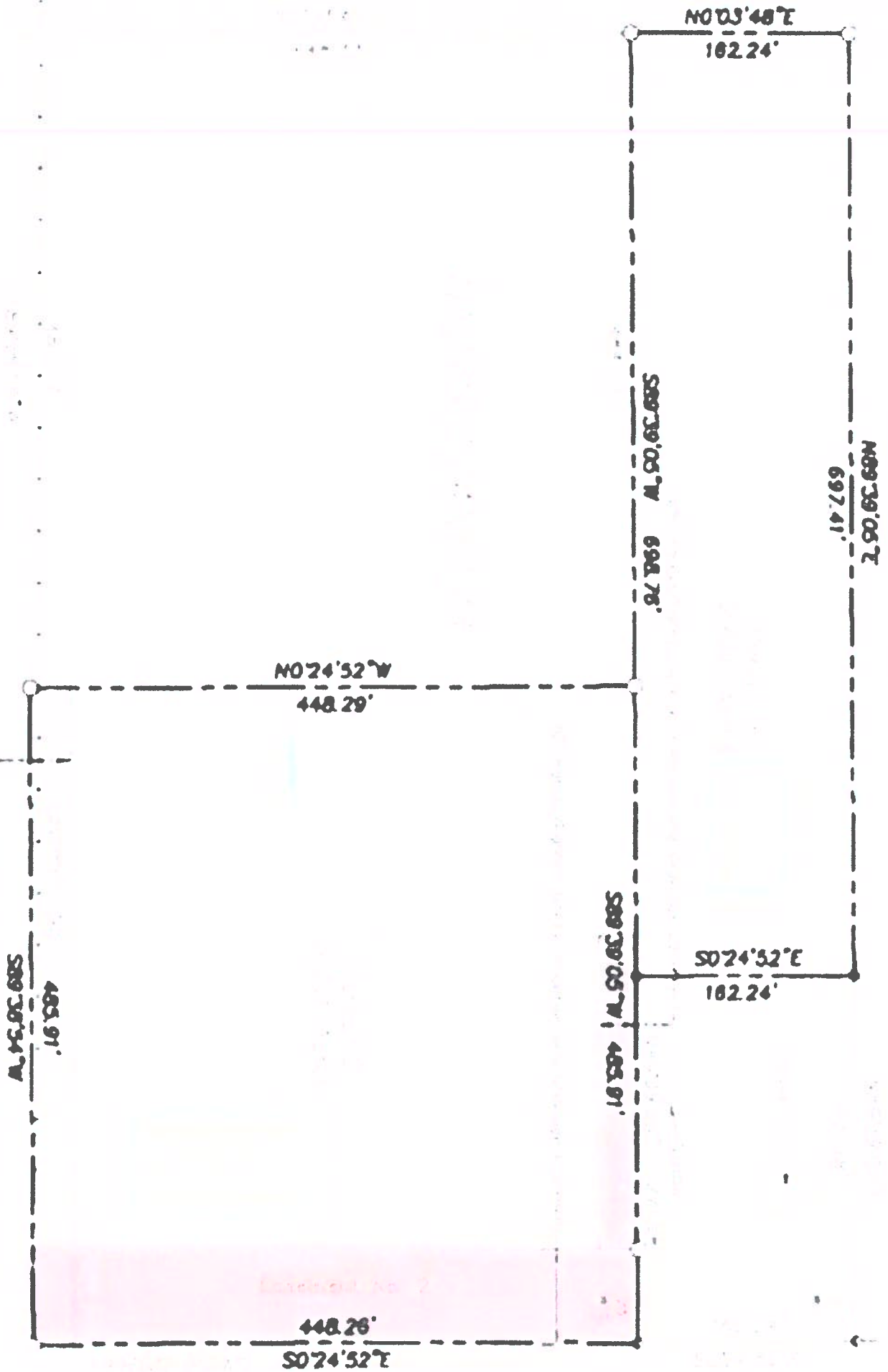
Any disclosure, copying, distribution, or use of the contents of the

↩ Reply

➡ Forward



*Push
Completion
Call 7/1/2024*



OF BEARING

Added easement as requested.



**Skinner
Land Survey**

17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

May 30, 2022

Legal Description for
Rosetta White
Job No. MR1221

28 Foot Ingress/Egress Easement

This easement lies in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, (N1/16E Corner, Section 33):

thence South 00° 24' 52" East along the East boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 212.24 feet;

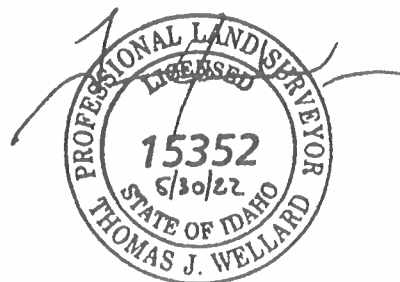
thence South 89°39'05" West, parallel with the North boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 70.00 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 89°39'05" West a distance of 229.18 feet;

thence South 00°24'52" East, parallel with the East boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 28.00 feet;

thence North 89°39'05" East, parallel with the North boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 229.18 feet;

thence North 00°24'52" West, parallel with the East boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 28.00 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.



PDF

Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Fri, Aug 30, 2024 at 4:20 PM

To: Rosetta White [REDACTED]

Hi Rosetta,

I just wanted to let you know I did receive this but I've been out sick today and part of yesterday and I'm scheduled to be out for all of next week so I'll have to review it when I get back. I just listened to your voicemail (what timing!) and I believe you would need to apply for a storage-only building permit for the manufactured home(s) if you're not planning on keeping them there long term. Feel free to contact the building department for more information on that. I'm not sure if they do a zoning review for storage-only manufactured homes or not (meaning you would have to wait for the division to be approved prior to submitting the permit).

Thanks,

Madelyn Vander Veen

Associate Planner, Canyon County Development Services

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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From: Rosetta White [REDACTED]

Sent: Thursday, August 29, 2024 6:57:19 AM

To: Madelyn Vander Veen

Subject: Re: [External] PDF

[Quoted text hidden]

Thank you,

Rosetta

On Thu, Sep 19, 2024 at 8:22 PM Rosetta White [REDACTED] wrote:

Hi Maddy,

Sound like a plan! We are trying to line the timing up with the contractors so any updates are appreciated.

Thank you,

Rosetta

On Thu, Sep 19, 2024 at 2:04 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

Yes, I will let you know. The comment period is 15 days. If everything looks good after that, it will just be a matter of how quickly I can get the decision drafted up and reviewed, which

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Wednesday: 1pm – 5pm

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From: Rosetta White [REDACTED]
Sent: Thursday, September 19, 2024 12:17 AM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] PDF

Hi Maddy,

Could you let me know once the letter has been sent out? Once that's been out for 14 days, can it be approved shortly after that if everything looks okay?

Thanks so much!

Rosetta

On Fri, Sep 13, 2024 at 10:30 AM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Oh, perfect! I wasn't sure when they would get to it. You have a great Friday too.

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

On Thu, Sep 12, 2024 at 2:19 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

Just following up on our phone call earlier today – Your application looks to be complete besides the fee. I checked and we are not able to transfer the fee you paid for the

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Wednesday: 1pm – 5pm

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From: Rosetta White [REDACTED]
Sent: Friday, August 30, 2024 4:29 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] PDF

Hi Maddy,

Glad I timed that well! 😊

Get to feeling better and I'll look forward to hearing back from you the following week.

Thank you,

Rosetta

On Fri, Aug 30, 2024 at 4:20 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

I just wanted to let you know I did receive this but I've been out sick today and part of yesterday and I'm scheduled to be out for all of next week. I will have to wait for the division to be approved prior to submitting the permit).

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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PDF

Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Thu, Sep 12, 2024 at 2:19 PM

To: Rosetta White [REDACTED]

Hi Rosetta,

Just following up on our phone call earlier today – Your application looks to be complete besides the fee. I checked and we are not able to transfer the fee you paid for the appeal to this application, but what we can do is process the appeal withdrawal with a refund of any fees not used and then you'll have to pay for the new application. The appeal fee was \$600. This application will be a total of \$760 (\$600 nonviable land division + \$80 easement reduction + \$80 private road name). I will go ahead and send the withdrawal/refund over to our administrative staff to process. What address would you prefer for a check to be sent to?

[Quoted text hidden]

Proof of paid appeal fees.
No appeal completed by county.

On Wed, Oct 9, 2024 at 10:59 AM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Good morning Rosetta,

None of your proposed road names are available, could you send in at least three more options? We do have all the existing road names in a table linked at the top of the page here if you'd

Thanks,

Madelyn Vander Veen

Associate Planner, Canyon County Development Services

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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From: Rosetta White [REDACTED]

Sent: Friday, September 27, 2024 4:06 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Subject: Re: [External] PDF

Hi Maddy,

Awesome, thank you for letting me know and for doing that. Have a great weekend!

Rosetta

On Fri, Sep 27, 2024 at 4:04 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Good afternoon Rosetta,

Thanks for checking in! I just requested for the notices to be sent, so that will happen likely today or Monday.

Thanks,

Madelyn Vander Veen

Associate Planner, Canyon County Development Services

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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 a

From: Rosetta White [REDACTED]

Sent: Friday, September 27, 2024 2:08 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Subject: Re: [External] PDF

Good afternoon, Maddy!

Could I get another update on how things are going on your end?

Sept 2024

PDF**Rosetta White**

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Tue, Oct 29, 2024 at 3:58 AM

Good morning, Maddy!

Would it be possible to get an update on the current status?

Thanks so much,

Rosetta

[Quoted text hidden]

You'll need to contact the building department about getting a permit for that. I would recommend doing that on parcel R37222 since it is a legal parcel and not agricultural only, unlike the other parcel

Happy Halloween!

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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From: Rosetta White [REDACTED]
Sent: Thursday, October 31, 2024 1:10 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] PDF

Hi Maddy,

We have a home we were hoping to install at Fargo that's being moved Monday. Could we park it at Fargo and deem it storage temporarily? Could I get an update on this as well when you have a mi

Thank you,

Rosetta

On Tue, Oct 29, 2024 at 3:58 AM Rosetta White [REDACTED] wrote:
Good morning, Maddy!

Would it be possible to get an update on the current status?

Thanks so much,

Rosetta

On Tue, Oct 15, 2024 at 5:43 AM Rosetta White [REDACTED] wrote:
Good morning Maddy,

Thank you for the list! Here are a few more proposed name ideas.

- 1) Rose View Drive
- 2) Dusty Rose Lane
- 3) Rusty Rose Lane

Thank you,

Rosetta

Hi Maddy,

I hope you had a great weekend! Just checking in again on this file for an update and to see if you need anything further from me?

Thank you for your time and help on this.

Rosetta White

Mountain Realty

(208)695-5730

On Thu, Oct 31, 2024 at 4:06 PM Rosetta White [REDACTED] wrote:

Hi Maddy,

Happy Halloween to you too!

Thank you for the info and update. I look forward to hearing from you.

Kind regards,

Rosetta

On Thu, Oct 31, 2024 at 3:37 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

You'll need to contact the building department about getting a permit for that. I would recommend doing that on parcel R37222 since it is a legal parcel and not agricultural only, unlike the other parcels. For an update, the case has gone through noticing, we received a couple comments, and I'll need to draft up the decision. I have been busy getting a case ready for hearing but I will get going on that as soon as I can.

Happy Halloween!

FW: Refund**Madelyn Vander Veen** <Madelyn.VanderVeen@canyoncounty.id.gov>

Tue, Nov 19, 2024 at 9:44 AM

To: Rosetta White

Hi Rosetta,



Just to clarify what has happened so far:

- March 2022: You applied for a nonviable land division.
- December 2022: It was denied by the Director. The reasons for denial are in the decision letter for that case.
- December 2022: You then appealed the denial to the Board of County Commissioners and at the same time changed the application in order to address some of those issues. A good chunk of time passed, as is unfortunately typical for hearing cases. During this time, I talked a lot with other staff/supervisors/the Director about the case. Typically, when an application has significantly changed, it is best to go through the initial application process again rather than go forward with an appeal since it is no longer an issue with the previous decision, it is a new request. Therefore, I had been working on a revised decision for the Director to sign rather than scheduling the appeal, but the Director felt that that was not possible per code unless a new application was submitted.
- December 2023: Per the Director, I recommended that you withdraw the appeal and submit a new application addressing all the concerns with the first application.
- May 2024: You withdrew the appeal and submitted the new application, however, it did not meet all the requirements for submittal or address all the concerns with the first application.
- September 2024: A complete application was accepted, which brings us to today, about 2 months from then.

Your appeal was not forgotten, it was withdrawn after my recommendation. This is not a replacement appeal, it is a new nonviable land division application which will be decided on by the Director. I do apologize if I didn't clearly communicate what was happening at the time. Let me know if you have any questions as always.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035**DSD public office hours:**

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PDF

Rosetta White 

Fri, Dec 13, 2024 at 1:16 PM



To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Hi Maddy,

I hope you had a great weekend! Just checking in again on this file for an update and to see if you need anything further from me?

Thank you for your time and help on this.

[Quoted text hidden]

Subject: Re: [External] PDF

Hi Maddy,

Thank you for the update.

Have a Merry Christmas! 🎄

Rosetta

On Wed, Dec 18, 2024 at 3:13 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

I have been working on the decision for your case with a goal of having it done by the new year but I'm not quite there yet. I don't need anything from you at this time. Thanks for checking in!

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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From: Rosetta White [REDACTED]

Sent: Friday, December 13, 2024 1:17 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Subject: Re: [External] PDF

We had an amazing Christmas and I hope you and your family did as well! Happy New Year! 🌟

There is a old well, building, fence, pole light and meter as well as a nice old tree along the easement that we're hoping not to take out.

Thank you for your work!

Rosetta

On Tue, Dec 31, 2024 at 4:21 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

I hope you and your family had a lovely Christmas! I am trying to get your case wrapped up and was hoping you could help me out with one of the requirements for an easement width reduction. The question is "Do physical characteristics of the site require a width reduction"? In your letter of intent, you stated "due to the layout of the lot the reduction to 28' is needed". Could you expand on that? The regular minimum width for easements is 60'. Is there a reason why a 60' easement cannot fit on the 5-acre parcel?

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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From: Rosetta White [REDACTED]
Sent: Wednesday, December 18, 2024 4:08 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Yes, that is correct.

Thank you,

Rosetta

On Thu, Jan 2, 2025 at 5:14 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

Are those all along the northern 28' easement? The one along Fargo Road is 70' so no reduction is needed there.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Wednesday: 1pm – 5pm

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From: Rosetta White [REDACTED]

Sent: Tuesday, December 31, 2024 8:59 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Subject: Re: [External] PDF

Hi Maddy,

On Fri, Jan 3, 2025 at 11:54 AM Rosetta White [REDACTED] wrote:

Hi Maddy,

I think Dusty Rose Lane would be nice if it's available.

Thank you!

Rosetta

On Fri, Jan 3, 2025 at 9:04 AM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hi Rosetta,

One more question for you – you proposed the following road names:

- 1) Rose View Drive
- 2) Dusty Rose Lane
- 3) Rusty Rose Lane

Is Rose View Drive your preferred road name, or which of these is your top pick?

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
To: Rosetta White [REDACTED]

Tue, Jan 14, 2025 at 4:47 PM

Hi Rosetta,

Yes, I did see your last email. I apologize, I've been preparing for a hearing tomorrow, so I hope to be in contact with you about the case in the next couple days.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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From: Rosetta White [REDACTED]
Sent: Tuesday, January 14, 2025 4:35 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] PDF

Hi Maddy,

Just making sure you received my last email and checking in on a status update?

Thank you!

PDF**Madelyn Vander Veen** <Madelyn.VanderVeen@canyoncounty.id.gov>

Fri, Jan 17, 2025 at 4:27 PM

To: Rosetta White [REDACTED]

Hi Rosetta,

I did try to call you but your voicemail was full, so feel free to give me a call if you'd like to talk through things.

Here is my update – the Planning Supervisor is okay with the 2.6 acre parcel (R37222010A) with a condition of no secondary residences, but he does not feel that we can support the 5-acre parcel (R37222011). He's okay with the 2.6-acre parcel because it does resolve the nonconforming division, it is a smaller parcel, and it doesn't add any more potential residences from what was previously approved with the condition of no secondary residences. With the 5-acre parcel, the evidence for nonviability is pretty much just the pictures of the soil, and our soil map shows that there should be decent quality soil there. When you add in the fact that it was divided off as an agricultural-only parcel, the agricultural activities happening around the parcel, and even what looks like grazing on our aerial imagery, it is hard to say that it is truly not viable for agriculture. If you do not agree with that, please send me any more evidence you have regarding why agricultural use of the parcel is extremely difficult.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035**DSD public office hours:**

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From: Rosetta White [REDACTED]**Sent:** Tuesday, January 14, 2025 4:50 PM**To:** Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>**Subject:** Re: [External] PDF

PDF

Rosetta White  >

Tue, Jan 21 at 12:48 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Hi Maddy,

The 5 acres hasn't been used for grazing for at least the past 10 years and as kind before that as I can remember. We tried growing grass and fenced in the 2.6 acres but it died out and we had to haul in hay for the cows and have moved them out since it working grow their either. I'm not sure what pasture they are looking at but I'm happy to meet someone out there to show them. The neighboring property in the photo to the south doesn't try to grow pasture anymore either. He has horses in there and it's completely sand as well.

Thank you,

Rosetta
[Quoted text hidden]

PDF

Rosetta White  >

Tue, Feb 11 at 8:48 AM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Hi Maddy,

Just following up on this email sent in Jan.

Hope you're having a great week!

[Quoted text hidden]

Land Division Application - AD2024-0096

Rosetta White [REDACTED]

Fri, Jun 6 at 12:33 PM

To: Dan Lister <Dan.Lister@canyoncounty.id.gov>

Cc: Zach Brooks <Zach.brooks@canyoncounty.id.gov>, Jay Gibbons <Jay.Gibbons@canyoncounty.id.gov>

Hi Dan,

Thank you for taking the time to review this. I hope you are able to take this over and make the need corrections. We started this process in early 2022.

You are missing some very important information within these time gaps that they are trying to cover through the timeline of events. This email below very clearly states in December of 2022 that the case WAS being presented before the commissioners at their next meeting. This did not happen and no further notification was provided until October of the next year when we once again requested for an update on the results. We went through everything and made it exactly as they wanted it to read in order to be presented before the commissioners. The case should have fairly been presented before the commissioners at the allotted time. We were informed that since this didn't happen as we had paid and completed everything for the appeal, that this would be taken care of outside of having to go before the commissioners. We submitted an additional application and changed everything, once again, with the surveyor and deeding to match EXACTLY as they specified, in writing, in order for it be approved administratively, and for them to avoid it being brought to light the negligence that had taken place, and fair procedure that was to be have taken place according to the county's written standards. The land is useless as agricultural land as seen by the neighbor's sand lot to the south as well as the multiple photos we have submitted. We have been more than workable through all of this and already paid for an appeal process once. Over and over, negligence and misinformation has been provided via email and phone. The negligence has costed a lot of time and money.

The road name is now showing within the maps and we paid to have everything, including easements corrected and added to meet all their requirements because "everything looked good." There is also an emailing stating the 2.61 was fine to be approved. I have attached a copy of that email as well. I would ask that you also review the timeframe and gaps which took place before receiving responses. An unreasonable amount of time.

To recap, we were told via email and by phone December 30, 2022 that this WOULD be presented before the commissioners as we had paid and completed everything for the appeal as they needed in order for it to be presented. NO communication, denial or update was received until October of 2023 when we requested the results of the case being presented before the commissioners! Knowing they made a big mistake, they gave us an entire list of survey, name recording and documentation changes that needed to be made and told that they would just process it administratively. Stating that the director simply made this decision not to present the case WITHOUT notifying us, is not acceptable and was said only to cover the fact that the case was not presented according to procedure with all the other appeals. Everything was provided in writing from the county that we had provided everything necessary, payment made and in all was in order to present it to the commissioners. See attached email stating this.

If you have documentation that was sent to us between the appeal submission, confirmation of receipt, payment and email stating it WOULD be presented before the commissioners and that we had met the deadline for the next presentation, please provide that. There is none.

I have nearly 100 emails and documents that follow the timeline and exactly what took place if you need copies of all. They were very concerned in October once they realized they had missed presenting our case before the commissioners and asked that we just allow them to take care of ours administratively, "knowing our situation, Jennifer would just try to get it taken care of" and gave us a list of items and survey changes they needed to make that happen. We made it very clear in our letter that this application was a replacement of the previous application since it was not presented as we were informed it would be. We have not cashed the check as what has taken place was not the legal procedure, due to negligence, was not the civil procedure nor what we were informed would happen as shown below.

Thank you for your time and help in resolving this.

Rosetta



[Quoted text hidden]

IMG_2387.png, IMG_2388.png, IMG_2391.jpeg, IMG_2390.png, IMG_2386.jpeg

Land Division Application - AD2024-0096

Dan Lister <Dan.Lister@canyoncounty.id.gov>

Wed, Jun 18 at 2:16 PM

To: Rosetta White [REDACTED]

Cc: Zach Brooks <Zach.Brooks@canyoncounty.id.gov>, Jay Gibbons <Jay.Gibbons@canyoncounty.id.gov>, Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>

Rosetta,

On June 5, 2025, Case AD2024-0096 was denied by the Development Service Department (DSD). *See attached decision.* You have until June 23, 2025, (end of business day) to appeal the request. *See attached application.*

As previously found by DSD, your appeal in 2022 was withdrawn (AD2022-0099-APL), and a new application was submitted, AD2024-0096. Since the appeal was withdrawn, all actions associated with the AD2022-0099, are closed and cannot be transferred to the current application, AD2024-0096. Therefore, if you want to appeal the denial of AD2024-0096, a new appeal application must be submitted. Below is the timeline regarding the actions taken on AD2022-0099 (previous application) and AD2024-0096 (current application):

- March 2022: You applied for a nonviable land division (AD2022-0099).
- December 2022: It was denied by the Director of DSD.
- December 2022: An appeal of the decision was submitted (AD2022-0099-APL). The appeal included additional information and revisions. When an application has been significantly changed, it is a new request and should be processed through a new application, not an appeal. The Director felt that it was not possible to continue per code unless a new application was submitted.
- December 2023: Per the Director, it was recommended that you withdraw the appeal and submit a new application addressing all the concerns with the first application.
- May 2024: You withdrew the appeal and submitted the new application (\$450 was refunded, Appeal case closed). The current application, AD2024-0096, was submitted. Upon initial review of the application, it did not meet all the requirements for submittal or address all the concerns with the first application.
- September 2024: A complete application was accepted and processed (AD2024-0096).
- June 5, 2025: Findings required to approve a non-viable land division could not be made. Therefore, Case AD2024-0096 was denied.

Sincerely,

[Quoted text hidden]

AD2024-0096_1.pdf, PH_Appeal.pdf

Missing details of Time line. See e-mails.



Director's Decision - AD2024-0096
Administrative Land Division – Canyon
County Code of Ordinances §07-18-09
Canyon County Development Services Department

CASE NUMBER: AD2024-0096/RD2024-0023
PARCEL NUMBER: R37222011 & R37222010A
PROPERTY OWNER: RW Canyon County Properties LLC
APPLICANT/REPRESENTATIVE: Rosetta White

ANALYST: Madelyn Vander Veen

DECISION: DENIED – see page 9.

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Exhibit F: Comment from Cameron & Shawnisti Stansell	
Exhibit G: Comment from Burton Dayton	
Exhibit H: Comment from Bryan Mikkelsen	
Exhibit I: Comment from Dan Weitz	
Exhibit J: Historical aerial imagery from Google Earth	
Exhibit K: 2022 aerial imagery	
Exhibit L: Soil suitability map	

REQUEST:

The applicants are requesting a nonviable administrative land division to approve the existing parcels R37222011 (5.001 acres; Parcel C in Exhibit A) and R37222010A (2.60 acres; Parcel B in Exhibit A). The result of the division would allow both parcels to be eligible for residential building permits. The parcels are zoned "A" (Agricultural). The request includes an easement reduction for a new 28 ft easement and a new private road name. The parcels are not in a city impact area.

PROPERTY HISTORY:

The original parcel consisted of all 4 subject parcels (CCZO §07-02-03). Parcels R37222 (5 acres), R37222010 (3.6 acres) and R37222011 (5 acres) were created by land division (AD2017-31). R37222011 was designated as agricultural only. Parcel R37222010 was then split creating R37222010A without county approval. The survey from this split (Inst. #2021-034187) also designates R37222010A as "agriculture-only", however, it is under the 5-acre minimum state requirement for an agriculture-only parcel. A previous request for a nonviable administrative land

division was denied (AD2022-0099). An appeal was submitted but withdrawn and this amended application was submitted instead (communication can be found in Exhibit C).

FINDINGS:

Table 1. Administrative Land Divisions – Application and Process

Application and Process - Decision (07-18-05(6)):				
A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.				
B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-05(1)	The following shall be provided with all applications for land divisions pursuant to this Article: A. Application; B. Fees; C. Site plan showing all lots and access locations; D. An irrigation plan (if applicable); E. Proof that any required conditions of county approvals are met (if applicable)
			Staff Analysis	A complete application was accepted on September 12, 2024. An irrigation plan was not submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-05(2)	Parcels divided pursuant to this Chapter with slopes greater than fifteen percent (15%) shall not be disturbed without an engineered grading and drainage plan consistent with section 07-17-33(1)C.
			Staff Analysis	The subject property does not contain slopes over 15% according to the USGS slope map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-05(3)	The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code), the building code (chapter 6 of this code), and this chapter before the director can approve the application.
			Staff Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code) and the building code (Chapter 6). Division of parcel R37222010A from parcel R37222010 was not done in conformance with the zoning code (Chapter 7). If approved, this application would make the division conforming. There are no previous conditions of approval on the property. There have been two code violations involving unpermitted structures on the property (CDEF2019-0005, CDEF2021-0037). Both cases have been resolved with the structures being removed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-05(4)	Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.
			Staff Analysis	Golden-Gate Highway and Wilder Fire Districts were notified on September 30th, 2024. Golden-Gate Highway District submitted a comment stating that the existing access be utilized for both parcels and that a recorded access easement in accordance with the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) be provided

				(Exhibit E). Wilder Fire District did not submit a comment within the 15-day time period.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-05(5)	<p>Pre-approval Decision: the following shall be provided after receiving pre-approval of the site plan from director.</p> <p>A. Record of Survey with metes and bounds descriptions of all lots that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all existing and necessary easements;</p>
			<i>Staff Analysis</i>	A draft survey along with metes and bounds descriptions of all lots showing access in compliance with §07-10-03 was included in the application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-18-05(6)	<p>Decision:</p> <p>A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.</p> <p>B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.</p>
			<i>Staff Analysis</i>	The application meets the requirements of section 07-18-05 per the above analysis, however, it does not meet the requirements of section 07-18-09 as detailed below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-18-05(7)	Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.
			<i>Staff Analysis</i>	No analysis needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-18-05(8)	Required Language on Approvals: Language from the Idaho Right To Farm Act shall appear on administrative land division approvals.
			<i>Staff Analysis</i>	Idaho Code 22-4503: No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.

Table 2. Administrative Division of Nonviable Parcels in an Agricultural Zone

Administrative Division of Nonviable Parcels in an Agricultural Zone (07-18-09)				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(1)	Purpose: The director shall have the authority regarding the division of nonviable land within an "A" (Agricultural) zone, in whole or in part, where the result of the division limits negative impacts to adjacent agricultural uses.
			<i>Staff Analysis</i>	The subject parcels are zoned "A" (Agricultural).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(2)	Minimum Parcel: The proposed parcel created and its remnant shall be at least one (1) acre in size.
			<i>Staff Analysis</i>	The parcels are 2.60 acres and 5 acres. The remnants of the division, which are not a part of this case, are also at least one (1) acre in size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(3)	Application: The applicant shall submit to DSD an application for a director's administrative decision along with the appropriate fee, including requirements of Section 07-18-05 of this chapter. Submittal shall also include the following:

			Staff Analysis	A complete application was accepted on September 12, 2024.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-18-09(3)A	Evidence demonstrating the land, in whole or in part, is nonviable for agricultural use; and
			Staff Analysis	The application did not include sufficient evidence. Further analysis is found in 07-18-09(5)C.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-18-09(3)B	Evidence demonstrating the result of the request will minimize potential negative impacts to adjacent agricultural uses.
			Staff Analysis	The application did not include sufficient evidence. Further analysis is found in 07-18-09(5)D.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(4)	Notifications: Upon acceptance of an application, DSD shall, by mail, provide notification of the proposed division to the owners of parcels which are contiguous to the subject parcel(s) and to the owners of parcels which are within six hundred feet (600') of the external boundaries of the subject parcel(s) and shall provide such individuals a period of fifteen (15) calendar days from the date of the mailing to submit comments concerning the proposed division. Notification of the application shall also be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.
			Staff Analysis	Golden-Gate Highway District and Wilder Fire District were noticed on September 30th, 2024. Golden-Gate Highway District requested that the existing access be utilized for both parcels and that a recorded access easement in accordance with the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) be provided (Exhibit E). Wilder Fire District did not comment. Property owners within 600' were noticed on September 30th, 2024, with four (4) comments received (Exhibits F through I). - Cameron & Shawnisti Stansell - 10/8/2024: Email in opposition with photos - Burton Dayton - 10/12/2024: Email in opposition - Bryan Mikkelsen – Received 10/15/2024: Letter in opposition - Dan Weitz – Received 10/15/2024: Letter in opposition
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-18-09(5)	Evaluation and Determination of Application: The director shall evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such an application with consideration given to each of the following requirements:
			Staff Analysis	----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(5)A	The parcel(s) must be eligible for division; and
			Staff Analysis	The parcel is eligible for division under CCZO §07-18-09 (Administrative Division of Nonviable Parcels in an Agricultural Zone) based on the property history.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(5)B	The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code) and the building code (chapter 6 of this code) before the director can approve the application; and
			Staff Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code) and the building code (Chapter 6). Division of parcel R37222010A from parcel R37222010 was not done in conformance with the zoning code (Chapter 7). If approved, this application would make the division

				conforming. There are no previous conditions of approval on the property. There have been two code violations involving unpermitted structures on the property (CDEF2019-0005, CDEF2021-0037). Both cases have been resolved with the structures being removed.
			07-18-09(5)C	The parcel, in whole or in part, shall consist of land with site constraints and/or resource issues, such as lack of water, suitable soils, topography, land compatibility, lot size or configuration, that makes productive agricultural use extremely difficult; and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>The applicant's letter of intent (Exhibit B) indicates that the soil is "pure sand", that the property to the south is also very sandy, and that there have been many failed attempts to farm the subject property over the last 30 years (see Exhibit C also). The applicant also provided photos of the soil (Exhibit D).</p> <p>Based on the review of all information and comments submitted, there is not enough evidence demonstrating that either parcel suffers from site constraints/resource issues making productive agricultural uses extremely difficult.</p> <p>Per CCCO §07-02-03, agriculture is defined as <i>"Tilling of soil, pasturage, sod/turf farms, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses and facilities customarily accessory and incidental thereto, including, but not limited to, the storage and warehousing of fertilizers or agricultural produce or raw products"</i> and viable farmland is defined as <i>"Land that is capable of producing marketable farm animals or crops"</i>. The following evidence demonstrates that the subject property consists of land capable of producing marketable farm animals or crops.</p> <p>The parcels do not currently have agricultural tax exemptions, but it appears that they did prior to 2013, when the Assessor determined that the parcels were not in agricultural production. To qualify for an ag-exemption, the parcel must prove the ground is in agricultural production.</p> <p>No information was given on irrigation. It appears that the property was irrigated until 2006 based on aerial imagery (Exhibit J). All properties in the vicinity appear to be irrigated and in some kind of agricultural use other than the subject properties, parcel R37222 which is also under the applicant's ownership, the parcel to the south mentioned in the letter of intent, and some smaller parcels to the northeast (Exhibit K).</p> <p>The soils on the parcels are class 4 (moderately-suited) per Canyon County's Soil Map (Exhibit L). The subject parcels are sloped about 0-3% according to the USGS slope map.</p> <p>The parcels are approximately 2.6 acres and 5 acres, which is on the smaller end for agriculture. However, the applicant chose to divide the properties as they did</p>

The original 20 acres was split by court order for squater's rights to Dayton, the property to the west.

				<p>from the original 20-acre parcel, using the "agricultural only" provision to divide off parcel R37222011 and dividing parcels R37222010 and R37222010A without an application or approval.</p> <p>Letters of opposition received indicate the parcel has supported viable, agricultural uses and has been in active agricultural production for hay, alfalfa, and pasture since the 1990s and that irrigation water is available but not being used. (Exhibits F and G).</p>
			07-18-09(5)D	<p>The division shall not create a negative impact to surrounding agricultural uses. The director may include conditions of approval to mitigate potential negative impacts.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>The proposed division would create a negative impact to surrounding agricultural uses. Based on the review of all information and comments submitted, there is not enough evidence demonstrating the development will not be impactful to surrounding agricultural uses. The application did not address impacts to agricultural uses. Without any buffers, building envelopes, or mitigation conditions, residential development may impact adjacent parcels' agricultural production. Letters of opposition were received with concerns regarding impacts to traffic and property values (Exhibits F-I).</p>
			07-18-09(6)	<p>The applicant has the burden of proving that the application meets these requirements.</p> <p>A. Deliberate action to withhold agricultural land from productive use strictly to qualify for a land division pursuant to this section shall disqualify such land from treatment under this section.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>There may have been deliberate action to withhold the property from productive use in order to qualify for a land division. Based on the analysis in section 07-18-09(5)C, the property was irrigated and in agricultural use at least until 2006. Additionally, the property was divided seemingly with the intention of residential development. The division of the property by the applicant does not create a site constraint.</p>
			07-18-09(7)	<p>Decision, Division of Nonviable Parcel:</p> <p>A. If the application meets the requirements of this section, the director may approve the division into fewer than five (5) parcels from the original parcel. The director may attach conditions to the approval which limits the division or use.</p> <p>B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.</p> <p>C. The director shall give notice of the decision granting or denying the application, to those previously notified of the pending application</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>The application does not meet the requirements of this section. This document is the letter of denial and includes the details and requirements (conditions) of the division. Notice of denial will be given to those previously notified.</p>
			07-18-09(8)	<p>Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staff Analysis	----

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-18-09(9)	Onetime Only Division: Once a nonviable parcel in an agricultural zone has been approved, there shall be no other administrative land division from that land regardless of ownership of any of the land involved.
			Staff Analysis	----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-18-09(10)	Required Language on Approvals: Language from the Idaho Right To Farm Act shall appear on administrative land division approvals.
			Staff Analysis	Idaho Code 22-4503: No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.

Table 3. Private Road Name

Street Names (06-05-13): The naming or renaming of streets or private roads in the County shall be subject to the following standards:					
Compliant			County Ordinance and Staff Review		
Yes	No	N/A	Code Section	Analysis	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	06-05-13(1)	There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.	
			Staff Analysis	"Dusty Rose Lane" is not duplicated by sound or spelling within Canyon County including within the incorporated areas.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	06-05-13(2)	Differentiation of street names shall not be by the addition of a street designation such as road, street, avenue, lane, etc. A. No street designations shall be used other than the one that is approved by the County.	
			Staff Analysis	"Dusty Rose" is not duplicated by sound or spelling regardless of the street designation.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(3)	Where the proposed street is on the alignment and continuation of the existing street, or where the street is on the same alignment but not linked to an existing street, the name of the existing street shall be applied; provided, there are not natural barriers such as lake, river, interstate, highway, etc., in which case the name may be changed. This standard shall apply to public and private roads. A. A proposed street or private road shall be considered in general alignment with an existing street or private road, if the centerline of the proposed street or private road is no farther than one hundred feet (100') from centerline of an existing street or private road. B. Where a proposed street or private road connects or aligns with two (2) differently named streets, the director shall decide the name to be used, giving consideration to the length, road classifications, and number of residents affected. C. A proposed street or private road which aligns with an existing street or private road should carry the correct street designation even though the existing street designation may be incorrect.	
			Staff Analysis	The proposed street is not on the alignment of an existing street.	

New road name was established & shows on maps.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(4)	If a street makes a very obvious change in direction, a new street name may be assigned.
			<i>Staff Analysis</i>	The street does not make a very obvious change in direction.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(5)	Both portions of an "L" shaped street shall carry the same name if either leg is one hundred feet (100') or less in length; all others shall carry two (2) names.
			<i>Staff Analysis</i>	Not applicable; the street is not "L" shaped.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(6)	A cul-de-sac that has an overall length of more than one hundred feet (100') (as measured from the centerline of the principal street to the point of radius) shall carry a new name, and must be named in accordance with the provisions herein. A. A cul-de-sac that has an overall length of one hundred feet (100') or less shall carry the same name and the same designation as the street from which it emerges.
			<i>Staff Analysis</i>	The street is not a cul-de-sac.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(7)	Street names for a proposed subdivision shall be shown on the preliminary plat and approved prior to the filing of the final plat in accordance with the provisions of this article and: A. No plats shall be approved until all provisions of this article have been complied with; B. Applicants shall erect street name signs at their own expense, in accordance with the county standards.
			<i>Staff Analysis</i>	The street name is not for a proposed subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	06-05-13(8)	All new road/street designations shall adhere to the following: A. Avenue: A north-south street generally running in a straight line. B. Boulevard: A major roadway that may meander or run in any direction. The use of these terms must be approved by the director. C. Circle or loop: Short streets which return to themselves or begin and end in the same street. D. Court: An east-west cul-de-sac. E. Lane: A private road. F. Place: A north-south cul-de-sac. G. Drive: A street generally meandering in an east-west direction. H. Road: A designated street which extends through urban and rural areas. I. Street: May run generally in an east-west direction. J. Way: A street generally meandering in a north-south direction.
			<i>Staff Analysis</i>	The proposed street is a private road, and therefore has the "Lane" designation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	06-05-13(9)	No streets and/or private roads should begin with the prefix north, south, east or west and shall not be used as a differentiation between new street names.
			<i>Staff Analysis</i>	"Dusty Rose Lane" does not begin with the prefix north, south, east or west.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(10)	In determining street names along Base Line Road: When a north-south running street exists along Base Line Road, that portion of roadway south of Base Line Road shall carry the suffix "South" after its proper designation when there is a continuation of that roadway north of Base Line Road. This may include renaming existing roadways that do not meet this standard.
			<i>Staff Analysis</i>	Not applicable; the proposed street is not along Base Line Road.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(11)	Changing an existing street or private road name requires a public hearing by the board and an affirmative action by the board before any name change shall take effect. All property owners having frontage on the affected street or

				private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.
			Staff Analysis	The easement was not named prior to this case.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	06-05-13(12)	Where there is an existing unnamed street providing access to more than two (2) permanent residences and it is determined by the director that such creates erroneous, ambiguous and/or confusing circumstances or when additional residences are added to such a street the director may assign a new road name and addresses. This provision shall apply to public and private roadways.
			Staff Analysis	A building permit for a third residence on the road was applied for and therefore the private road name is being required for appropriate addressing of the new residence (BP2025-0169).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	06-05-13(13)	Words that are difficult to spell or pronounce are generally prohibited. The director may reject a street name if the street name is found to be vulgar, rude or offensive. A street name shall not contain punctuation. If the parties who have the legal right to utilize the road cannot agree on a name, development services department will take suggestions from all parties and make the final decision and approval. (Ord. 11-008, 5-23-2011; amd. Ord. 21-019, 8-3-2021)
			Staff Analysis	"Dusty Rose Lane" is found to be not difficult to spell or pronounce and not vulgar, rude, or offensive. It does not contain punctuation. The property owner obtained signatures of the property owners using the road which were provided on the application.

Table 4. Easement Reduction

Private Road and Driveway Requirements (07-10-03) – (1)D. Width Reduction: The width of a parcel's road frontage, easement or private road may be reduced by the Director if the reduction demonstrates all of the following:			
Compliant			County Ordinance and Staff Review
Yes	No	N/A	Code Section Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-10-03(1)D1 Will the proposed reduction provide adequate access; Staff Analysis The letter of intent does not include any evidence to support a finding on this requirement. Given the layout of the parcels and surrounding parcels, it seems unlikely that they would be developed to the extent that a 28-foot easement would not be able to provide adequate access.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-10-03(1)D2 Do physical characteristics of the site require a width reduction; and Staff Analysis The letter of intent does not include any evidence to support a finding on this requirement. Staff was unable to find physical characteristics of the site which would require a width reduction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-10-03(1)D3 Would approval of the request cause injury, damage, or a safety hazard? Staff Analysis The letter of intent does not include any evidence to support a finding on this requirement. Wilder Fire District did not submit a comment. It does not appear that approval of the request would cause injury, damage, or a safety hazard.

DECISION:

The application for the described administrative land division of nonviable parcels, private road, and easement width reduction in accordance with CCZO §07-18-09, 06-05-13, and 07-10-03 is **DENIED**. Pursuant to CCZO §07-18-09(8), any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with CCZO §07-05-07 subject to application submittal requirements and fee.


Dan Lister, Planning Supervisor

6.5.25
Date

State of Idaho)

SS

County of Canyon County)

On this 5th day of June, in the year of 2025, before me Pamela Dilbeck, a notary public, personally appeared Dan Lister, personally known 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.

Notary:

Pamela Dilbeck

My Commission Expires:

10/14/2028



Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 85679

Date: 6/23/2025

Date Created: 6/23/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Rosetta & Roger White

Comments: AD2024-0096-APL

Site Address: 0 FARGO RD, Wilder ID 83676 / Parcel Number: 37222011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Appeal to the Board of County Commissioners	AD2024-0096-APL	\$750.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	AD2024-0096-APL	\$350.00	\$0.00	\$0.00

Sub Total: \$1,100.00

Sales Tax: \$0.00

Total Charges: \$1,100.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	450	\$1,100.00

Total Payments: \$1,100.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1