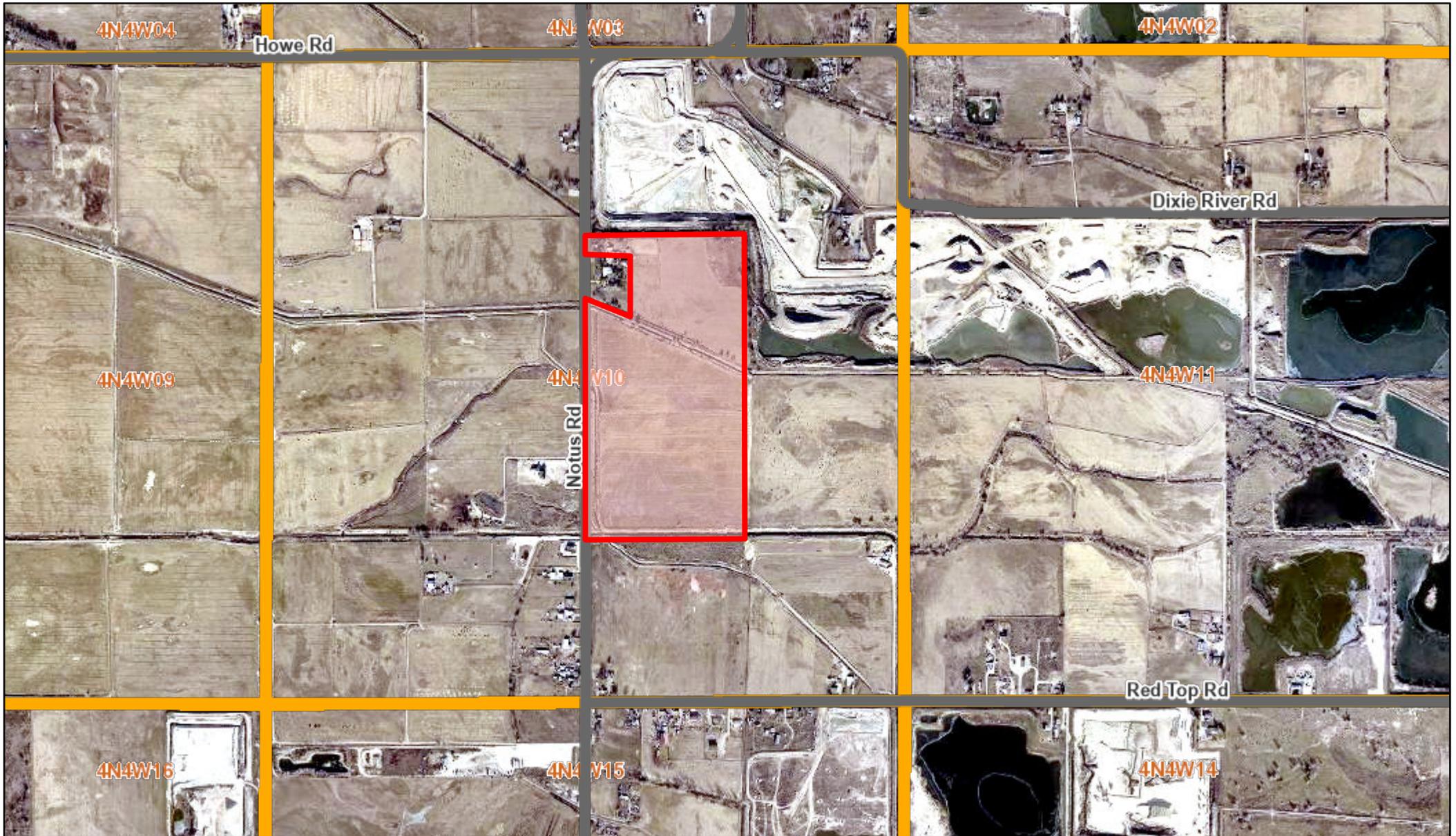


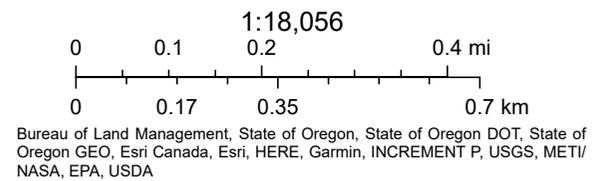
Canyon County, ID Web Map



7/1/2025, 11:35:33 AM

- Multiple Parcel Search _Query result
- Current Impact Area
- City Limits
- Sections
- Roads
- County Boundary

- Imagery_2025_3in
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Nancy Roe</u>	
	MAILING ADDRESS: <u>22678 Notus Rd. Caldwell, Idaho 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Nancy Roe</u> Date: <u>2-4-25</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Alexas Sletten and Brittany Andrews</u>	
	COMPANY NAME: <u>Andrews Construction LLC.</u>	
	MAILING ADDRESS: <u>26731 Homedale Rd. Wilder, Idaho 83676</u>	
	PHONE: <u>(208) 999-6316</u>	EMAIL: <u>lexisletten@yahoo.com</u>

SITE INFO	STREET ADDRESS: <u>22692 Notus Rd. Caldwell, Idaho 83607</u>	
	PARCEL NUMBER: <u>R36020</u>	
	PARCEL SIZE: <u>71.12 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Ag / Agricultural</u>	PROPOSED ZONING: <u>Commercial, Residential, Ag</u>
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>Canyon County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CL2025-0008</u>	DATE RECEIVED: <u>6-30-25</u>
RECEIVED BY: <u>M. Barron</u>	APPLICATION FEE: <u>263000</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

Cond. Rezone 1250
 Dev. Agreement 500
 > 100 acres (10x40) 22x40 = 880
2630



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07
Check the applicable application type:
<input type="checkbox"/> Rezone
<input type="checkbox"/> Conditional Rezone with Development Agreement

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.		X
Letter of Intent (see standards on next page) <i>with site plan</i>		X
Land Use Worksheet		X
Neighborhood Meeting form was completed and signed		X
Completed Agency Acknowledgement form including:		X
Southwest District Health		
Irrigation District		X
Fire District		X
Highway District/Idaho Transportation Dept		X
Area of City Impact (If applicable) <i>Greenleaf</i>		X
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		<i>concept plan</i> X
Deed or evidence of property interest to the subject property		X
Fee: Rezone: Per Adopted Fee Schedule		
Conditional Rezone: Per Adopted Fee Schedule		
Text Amendment: Per Adopted Fee Schedule		
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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <i>Nancy Roe</i>	
	MAILING ADDRESS: <i>22678 Notus Rd. Caldwell, Idaho 83607</i>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <i>Nancy Roe</i> Date: <i>2-4-25</i></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <i>Brittany Andrews and Alexas Sletten</i>	
	COMPANY NAME: <i>Andrews Construction LLC.</i>	
	MAILING ADDRESS: <i>26731 Homedale Rd. Wilder, ID 83676</i>	
	PHONE: <i>(208) 999-6316</i>	EMAIL: <i>briandrews2015@gmail.com</i>

SITE INFO	STREET ADDRESS: <i>22692 Notus Rd. Caldwell, Idaho 83607</i>	
	PARCEL NUMBER: <i>R36020</i>	
	PARCEL SIZE: <i>71.12 Acres</i>	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <i>Ag / Agricultural</i>	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <i>Residential & Commercial</i>	
	FLOOD ZONE (YES/NO) <i>NO</i>	ZONING DISTRICT: <i>Canyon County</i>

Check the applicable application type:

Comprehensive Plan **Map** Amendment (change the future land use designation)

Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <i>OR2025-0018</i>	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: <i>3850⁰⁰</i> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

Comp Plan Amend 3700
Notification 600
Case Maps 50



COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING - CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03

Check the applicable application type:

- Comprehensive Plan **Map** Amendment (change the future land use designation)
- Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

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		X
Letter of Intent (see standards)		X
Neighborhood Meeting Requirements		X
Text Amendment:		
Draft of proposed policy change		X
Map Amendment:		
Legal description (metes and bounds)		X
Deed or evidence of property interest to the subject property		X
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District		X
Highway District/Idaho Transportation Dept.		X
Fire District		X
City Impact Area <i>- Greenleaf Creek</i>		X
Fee: Per Adopted Fee Schedule		
Fees are non-refundable		

Said they are working on it. Told them it could not go to hearing until we get this.

*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, Nancy Roe (name), 22678 Notus Rd. (address)
Caldwell (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

Alexas Sletten (name), 26731 Homedale Rd. Wilder, ID 83676 (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 10 day of February, 2025.

Nancy Roe (signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 10 day of February, in the year 2025, before me Stefanie Polatis
 a notary public, personally appeared Nancy Roe, 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: Stefanie Polatis

My Commission Expires: 1/22/2030
nampa

Letter of Intent – Comprehensive Plan Amendment & Rezoning Request

To Whom It May Concern,

I am submitting this Letter of Intent to formally request an amendment to the Canyon County Comprehensive Plan and a corresponding rezoning of a 74-acre parcel of land that I currently own and operate. At present, the property is used primarily for growing grass hay, with approximately 65 acres under active agricultural production. However, due to soil conditions and the evolving needs of our family and the surrounding community, I am seeking to rezone portions of this land for alternative uses.

Description of the Amendment and Necessity of the Request

This request includes a Comprehensive Plan amendment and zoning change for two specific areas:

- An **18-acre section in the south pasture** to be rezoned for **commercial** use. This area contains highly alkaline soil and consistently yields poor-quality hay, making it unsuitable for long-term agricultural production. We intend to develop a **commercial storage facility** on this parcel, which would serve the growing storage needs of local residents and small businesses.
- A **14-acre parcel on the northeast corner** of the property to be rezoned as **residential**, intended for my granddaughter and her husband to establish their family home. This will allow them to continue farming the remaining agricultural land and contribute to our family's legacy on this property.

General Compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A)

The proposed amendment aligns with Canyon County's Comprehensive Plan goals of encouraging diverse land uses that support family development, local entrepreneurship, and efficient land utilization. By transitioning underperforming farmland into a viable commercial site and designating a portion for residential use, this plan supports smart, responsible growth.

Why the Request is More Appropriate than the Current Designation (Section 07-06-03(1)B)

The current agricultural zoning does not reflect the limited productivity of the alkaline-rich soil in the south pasture. Commercial development will allow better utilization of the land while preserving the remaining acreage for continued farming. The residential parcel supports generational housing needs, something the current designation does not allow for.

Compatibility with Surrounding Land Uses (Section 07-06-03(1)C)

The surrounding area includes a mix of agricultural, residential, and light commercial properties. The commercial storage facility will be located away from residences and designed to minimize noise, traffic, and visual impact. The residential parcel will integrate naturally with neighboring homes and continue to uphold the rural character of the community.

Development Trends in the Area (Section 07-06-03(1)D)

There has been a noticeable increase in small-scale residential development and rural businesses within our area of Canyon County. This proposal reflects those trends, helping meet the county's need for more housing and small commercial facilities without compromising agricultural heritage.

Potential Impacts to Public Services and Facilities (Section 07-06-03(1)E)

The commercial development will be designed to meet all county and state infrastructure standards. Access roads and utility connections will be planned in coordination with relevant departments. The residential parcel will also be developed in accordance with established county requirements and will not place undue strain on local services.

Development Trends in the General Area (Section 07-06-03(1)D)

Recent development trends in this area of Canyon County indicate that the current agricultural designation and circumstances have evolved since the adoption of the Comprehensive Plan. Over recent years, there has been a noticeable increase in small-scale residential subdivisions and rural commercial enterprises, reflecting a gradual diversification of land use beyond traditional farming. These changes correspond with shifting community needs, including demand for housing options that support multi-generational families and the growth of local businesses requiring small commercial facilities. This proposal aligns with those trends by converting underutilized agricultural land with poor soil conditions into commercial and residential uses that better serve the family's needs and the surrounding community. The planned mix of land uses promotes balanced growth while respecting and preserving the agricultural heritage of the area.

Potential Impacts to Groundwater (Idaho Code Section 67-6537(4))

This project will adhere to all environmental and water management guidelines. The storage facility will include appropriate stormwater management to prevent runoff. No significant groundwater withdrawal is anticipated, and the project will comply with Idaho Department of Water Resources regulations to protect water quantity and quality.

In conclusion, this proposal is a carefully considered and necessary amendment that balances responsible development with the continued use of the land for agricultural and residential purposes. It reflects both our family's long-term goals and the evolving needs of the community.

Thank you for your time and consideration. I welcome the opportunity to provide additional information or attend any hearings necessary to move this request forward.

Sincerely,

Nancy Roe

Parcel#R36020010

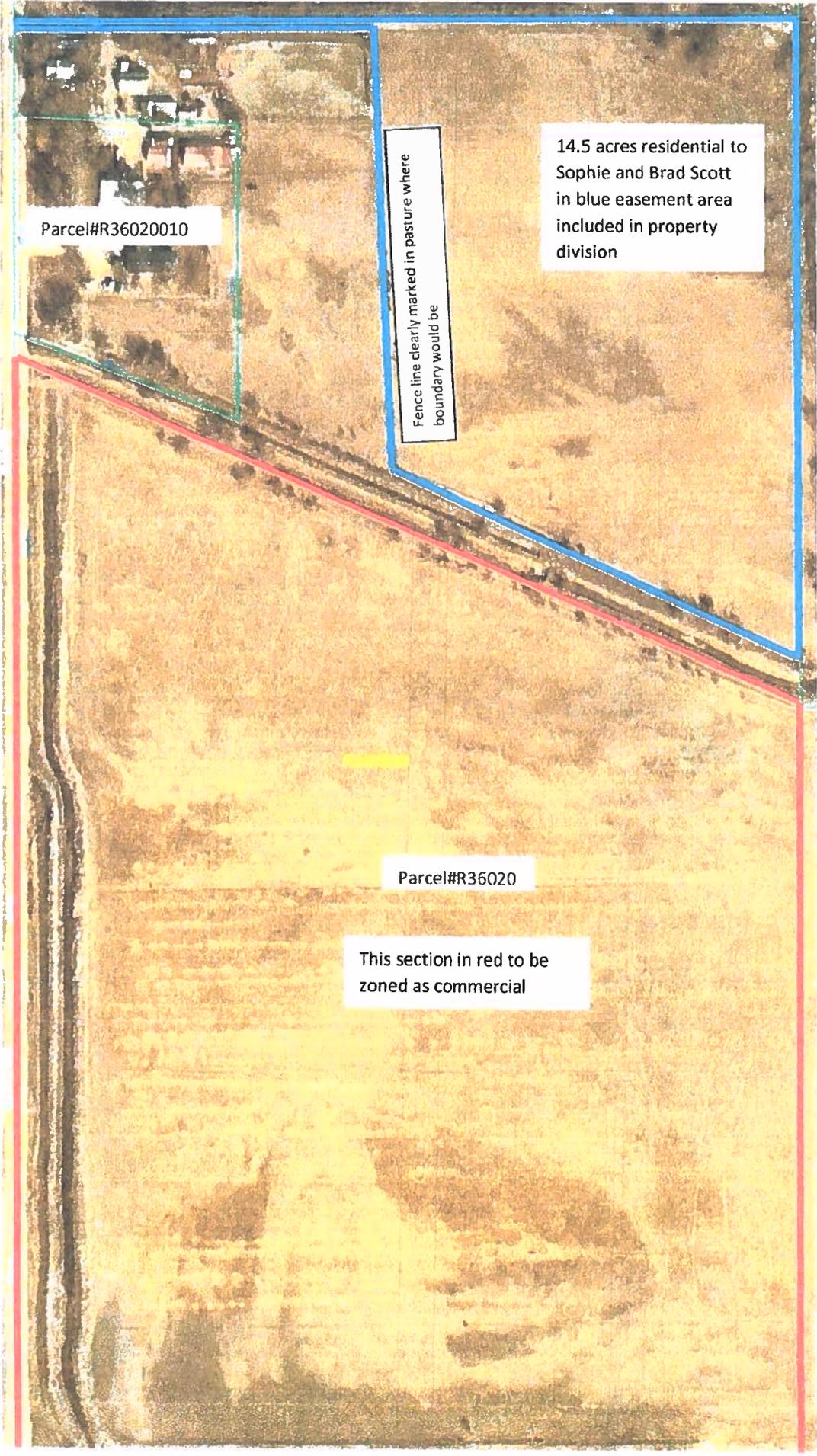
The image is an aerial photograph of a rural area. A road runs diagonally from the top right towards the bottom left. The area to the right of the road is labeled 'Residential' in black cursive. The area to the left of the road is labeled 'Agricultural' in black cursive. A small white box with the text 'Parcel#R36020010' is located in the top left corner, highlighting a small residential building. A larger white box with the text 'Parcel#R36020' is located in the center, highlighting a large agricultural field. A red rectangular highlight is at the bottom of the image, covering a portion of the agricultural field. A small yellow highlight is also present in the center of the agricultural field.

Residential

Agricultural

Parcel#R36020

18 acres, highlighted in red, to be zoned commercial



Parcel#R36020010

Fence line clearly marked in pasture where boundary would be

14.5 acres residential to Sophie and Brad Scott in blue easement area included in property division

Parcel#R36020

This section in red to be zoned as commercial



R36020010

Residential Rezoning 14 acres,
easement included

R36020

Commercial Rezoning 18 acres

Initial 5-acre storage facility,
will grow in time with demand

Office

Frontage access off
N. 10th Rd.

Single gate access to facility

Notus Rd.

Entrance

Gate

Power Shed/Office



Future Development- Covered trailer parking



Maint. Gate/Rear Access



Storage sheds

Small mobile home - no address

Horse Barn w/lean-to

Lean-to's

Storage Shed

22692 Notus Rd. Original house on property parcel#R32060

Pump house w/ lean-to

Hay shed

Lean-to/tool shed

Storage shed

Car garage

Shop w/lean-to

372.39'

SE 1/4 30 30 200

22678 Notus Rd. Home #1 on parcel#R36020010

R36020010

T 04029

22660 Notus Rd. Home #2 on parcel#R36020010

Tool shed

Tool shed

372.39'

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: Not necessary for business

How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system

N/A – Explain why this is not applicable: Not necessary for business

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: chainlink Height: 8' to 10'

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)

Ditches / canals (Eureka canal, South Drain)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Storage Facility

2. DAYS AND HOURS OF OPERATION:

- Monday 5 Am to 10 Pm
 Tuesday 5 Am to 10 Pm
 Wednesday 5 Am to 10 Pm
 Thursday 5 Am to 10 Pm
 Friday 5 Am to 10 Pm
 Saturday 5 Am to 10 Pm
 Sunday 5 Am to 10 Pm

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

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

Height: 5 ft Width: 10 ft. Height above ground: 12-15 ft
What type of sign: _____ Wall X Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 4-6

Is there is a loading or unloading area? NO

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

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: 22692 Notus Rd. Parcel Number: R36020
City: Caldwell State: Idaho ZIP Code: 83607
Notices Mailed Date: 3-14-25 Number of Acres: 71.12 Current Zoning: Ag
Description of the Request: Permanent rezone with intent to build commercial building.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Nancy Roe
Company Name:
Current address: 22678 Notus Rd.
City: Caldwell State: Idaho ZIP Code: 83607
Phone: [REDACTED] Cell: Fax:
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 4-4-25 MEETING LOCATION: 22692 Notus Rd Caldwell, ID 83607
MEETING START TIME: 1pm MEETING END TIME: 2pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Holly J. Shallberg	<i>Holly J. Shallberg</i>	22692 Notus Rd.
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):

Nancy Roe

APPLICANT/REPRESENTATIVE (Signature):

Nancy Roe

DATE: 4, 4, 25

February 7, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a comprehensive map amendment and a zoning amendment. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows

Date: March 7, 2025

Time: 1pm to 2pm

Location: 22692 Notus Rd. Caldwell, Idaho 83607

Project Overview

The proposed project seeks to amend the zoning and land use of the South and Northeast pasture property to accommodate the construction of an additional dwelling and delegate specific land use designation for residential, commercial, and agricultural purposes. This strategic land use adjustment is intended to support responsible development while maintaining the agricultural character of the remaining property.

Proposed Land Division

Total acreage: 71.12 acres: 14-acres designated for the development of one additional residential property, 18-acres rezoned for commercial use to develop storage facility, 39.12 acres to remain designated for agricultural purposes

Site Description

Commercial rezoning: South pasture with primary access via frontage along Notus Road

Residential rezoning: Northeast pasture with primary access via frontage off Notus Road

*Remaining acreage will continue to be utilized for agricultural purposes

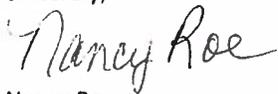
Access Plan

Proposed access for commercial rezoning: Frontage access off Notus Rd coordinates 43.695199, -116.802677

Proposed access for residential rezoning: Frontage access off Notus Rd coordinates 43.701623, -116.802723

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time. Feel free to contact me at [REDACTED] or [REDACTED] or [REDACTED], or written correspondence.

Sincerely,



Nancy Roe

9589 0710 5270 0342 2402 84

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Adam Jones

Street and Apt. No., or PO Box No. 22337 Natus Rd.

City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2403 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To John Redman

Street and Apt. No., or PO Box No. 22201 Tucker Rd.

City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2402 91

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Margareta Palallo

Street and Apt. No., or PO Box No. 20687 Tucker Rd.

City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2403 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Barbara Ward

Street and Apt. No., or PO Box No. 22255 Natus Rd.

City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2402 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Sum Shaw

Street and Apt. No., or PO Box No. 22453 Howe Rd.

City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2402 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Patrick Shanmahan

Street and Apt. No., or PO Box No. 20482 Red Top Rd.

City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2402 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To Don Couch
Street and Apt. No., or PO Box No. 20024 Red Top Rd.
City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2403 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To True Living Trust
Street and Apt. No., or PO Box No. 4771 E Victory Rd
City, State, ZIP+4® Nampa, ID 83657

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2403 38

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To Ciraciano Maceda
Street and Apt. No., or PO Box No. Po Box 98
City, State, ZIP+4® Grccinkati, ID 83626

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2402 77

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To Shaw Holdings
Street and Apt. No., or PO Box No. 12993 Howe Rd
City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2403 52

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To Greg Johnson
Street and Apt. No., or PO Box No. 22133 Notus Rd
City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2403 21

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To Nefali Mejilla
Street and Apt. No., or PO Box No. 22207 Notus Rd
City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0342 2402 46

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____	Postmark Here
Sent To Street and Apt. No., or PO Box No. <u>Clements Concrete</u> <u>730 N 1500 W</u> City, State, ZIP+4® <u>Orem, Utah 84057</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0342 2402 53

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____	Postmark Here
Sent To Street and Apt. No., or PO Box No. <u>Knife River Corp.</u> <u>5450 W Gowen Rd.</u> City, State, ZIP+4® <u>Boise, Idaho 83709</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

INSTRUMENT NO. 200408117

QUITCLAIM DEED

FOR VALUE RECEIVED
PROPERTY

NANCY ROE, A MARRIED WOMAN DEALING WITH HER SOLE AND SEPARATE

do hereby convey, release, remise and forever quit claim

unto Larry D. Roe or Nancy Roe Husband and Wife

whose address is 22692 Notus Rd. Caldwell, Id 83605

the following described premises, to-wit:

The NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4,
section 10, Township 4 North, Range 4 West, Boise Meridian

EXCEPTING therefrom a Strip of land 10 Rods wide across the
North End of the said SW 1/4 of the NE 1/4.

REQUESTED BY Nancy Roe
TYPE Doc Fee 3.00

C NOEL MALES
CANYON COUNTY RECORDER
[Signature]

FEB 12 PM 2 25

RECORDED

200408117

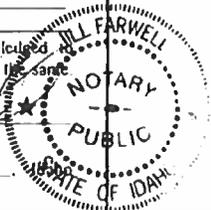
together with their appurtenance.

Dated: Nancy Roe
Nancy Roe

STATE OF IDAHO, COUNTY OF Canyon
On this 30th day of January 2004
before me, a notary public in and for said State, personally
appeared Nancy Roe

known to me to be the person whose name
subscribed to the within instrument, and acknowledged
me that she executed the same

[Signature]
Notary Public
Residing at [Signature]
Comm. Exp. 1/3/07



PIONEER TITLE COMPANY OF CANYON COUNTY
423 So. Kimball, Caldwell, Idaho 83605



PIN: **36020000 0**

TAG: **152-00**

Current owner: **ROE LARRY D(more)**

AIN: **04N04W101300**

TIF:

Ownership type: **Fee Simple Ownership**

Status: **Active**

County: **14-Canyon**

Situs address: **22692 NOTUS RD**

Geocode:

Case:

Description: **10-4N-4W NE (...)**

Rev acct: **0000059399**

Pmt pln:

Class: **131 Res Impr on Cat 10**

Tax sale:

ACH pln:

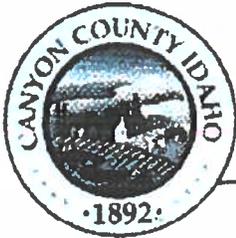
Roll type: **Real Property**

Tax Year

Parcel Area		
Type	Amount	Unit of Measure
Recorded	70.8500	Acres

Type

Description	
Metes and Bounds:	10-4N-4W NE S 35 AC OF SWNE, NWSE LS TX 04029 T72399



AGENCY ACKNOWLEDGMENT

Date: March 4th 2025
 Applicant: Alexas Sketten
 Parcel Number: R306020
 Site Address: 22678 Notus Rd Caldwell Id 83605

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.
 The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed _____
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

District: Caldwell Rural Fire Dist.

Applicant submitted/met for informal review.

Date 3/11/25 Signed _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date _____ Signed _____
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date _____ Signed _____
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date _____ Signed _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

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

Emily Bunn

From: Bob Watkins <bobw@gghd3.org>
Sent: Tuesday, March 4, 2025 3:07 PM
To: Alexas Sletten
Subject: RE: Agency Acknowledgment Golden Gate Highway District- Roe Property
Attachments: Agency ack roe.pdf

Alexas, attached is a signed copy of the agency acknowledgment.

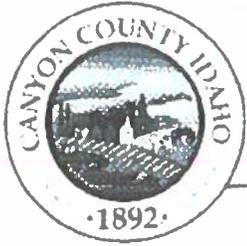
Best,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3

From: Alexas Sletten <lexibearo.0@gmail.com>
Sent: Tuesday, March 4, 2025 11:50 AM
To: Bob Watkins <bobw@gghd3.org>
Subject: Agency Acknowledgment Golden Gate Highway District- Roe Property

Hello,

I called today and was advised to send an email over to you regarding getting an agency acknowledgment sign off for a Zoning change we are looking to accomplish. Attached are the details as well as the acknowledgment sheet. Please let me know if you have any questions or if you need any further information.



AGENCY ACKNOWLEDGMENT

Date: March 4th 2025
 Applicant: Alexis Skelton
 Parcel Number: R306030
 Site Address: 32672 Nolus Rd Caldwell Id 83405

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

Applicant submitted met for informal review.

Date _____ Signed _____
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

District _____

Applicant submitted met for informal review.

Date _____ Signed _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District _____

Applicant submitted met for informal review.

Date 3/4/25 Signed _____
Bob Watkins Director of Highways
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

District _____

Applicant submitted met for informal review.

Date _____ Signed _____
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted met for informal review.

Date _____ Signed _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

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



AGENCY ACKNOWLEDGMENT

Date: _____
Applicant: _____
Parcel Number: _____
Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: 5-3-25 Signed: *Greg Shaw*
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



Alexas Sletten <lexibearo.0@gmail.com>

Agency Acknowledgment Greenleaf- Roe Property

Greenleaf City Clerk <clerk@greenleaf-idaho.us>
To: Alexas Sletten <lexibearo.0@gmail.com>

Tue, Mar 18, 2025 at 6:14 PM

Hi Alexas!

The County has two rezone processes. One is a simple rezone, and the other is a conditional rezone. I believe the conditional rezone has additional analysis (adds a letter as part of the application which discusses potential impacts), and comes with a development agreement that may include conditions (usually related to noise, traffic, dust, or other environmental / developmental impacts) as part of the development agreement. The conditional rezone gives the County more control into the future.

I've typically seen the simple rezone applied to change for an entire parcel from one use/zone to another use/zone. Because this project results in a mix of different uses on the current parcel, Canyon County Development Services Department (CCDSD) may find it beneficial to process this as a conditional rezone so that potential friction points between the different uses proposed can be better evaluated and mitigated if determined appropriate to do so.

Please proceed as guided by CCDSD. My comment below for CCDSD Staff is worded too strongly. This is the County's jurisdiction, not the city's, and it is CCDSD's call as to which rezone application process to use.

Development decisions can last for decades, even centuries, before re-development occurs, and there are always opportunities for unintended consequences...

For example, if you lived in the new residence proposed and five years from now the storage business were sold and the new owners installed obnoxious bright lights that shined through your windows and kept you up at night, then you might wish there was a development agreement on record at the County that included condition for dark-sky lighting on the commercial section of the project to direct lighting down instead of up and out from the light fixtures and into your windows.

I hope this helps...

Thank you,

Lee C. Belt
Greenleaf City Clerk / Assistant Zoning Administrator
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

[Quoted text hidden]

APPLICATION Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

Revised _____ Date _____
 Application No. _____ District No. _____

Parcel # R36090010 + R36090 Lot # 74

Address 32678 + 32698 Caldwell Zip 83607

Legal Description 4a 4b 10 Canyon

Applicant NA

Applicant Name Alexis Stetten Email Alexis.Stetten@gmail.com

Mailing Address 36731 Homecircle rd Phone 308-999-6316

City Wilder State Id Zip 83676

Applicant Individual Partnership Other 00000

Applicant Name Nancy Roe

Mailing Address 32678 Lotus rd City Caldwell Zip 83607

City Caldwell State Id Zip 83607

Use Residential Commercial Industrial Other

Use Single-Family Multi-Family Office Retail Manufacturing Warehouse Other

Commercial use delegated for a storage unit
 Ag 40 acres roughly will remain unchanged
 Adcl/subdivide 14 acres to allow a secondary residence

Applicant Alexis Stetten Date June 27 2015

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief. I understand that providing false information is a criminal offense and may result in the denial of this application and the imposition of civil and criminal penalties. I understand that I am responsible for providing accurate information and for the consequences of any false information provided.



AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.
The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments

Southwest District Health:

Applicant submitted/met for informal review.

Date: 06/02/2025 Signed: *Anthony Lee*
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District

Applicant submitted/met for informal review.

Date: Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District

Applicant submitted/met for informal review.

Date Signed
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District

Applicant submitted/met for informal review.

Date: 5-3-25 Signed: *Breg Shaw*
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City

Applicant submitted/met for informal review.

Date Signed
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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: 85739

Date: 7/1/2025

Date Created: 7/1/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Honeybear LLC

Comments: CR2025-0008 & OR2025-0018

Site Address: 22692 NOTUS RD, Caldwell ID / Parcel Number: 36020000 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 - Rezone	CR2025-0008	\$1,250.00	\$0.00	\$0.00
Planning - Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2025-0008	\$880.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0008	\$500.00	\$0.00	\$0.00
Planning - Comprehensive Plan Map Amendment	OR2025-0018	\$3,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0018	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0018	\$50.00	\$0.00	\$0.00

Sub Total: \$6,480.00

Sales Tax: \$0.00

Total Charges: \$6,480.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	140	\$6,480.00

Total Payments: \$6,480.00

ADJUSTMENTS

Receipt Balance: \$0.00