



## ZONING AMENDMENT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Jose D. Rodriguez</u>	
	MAILING ADDRESS: <u>15821 Gods way Lane, Caldwell, ID. 83607</u>	
	PHONE: <u>(208) 739-2812</u>	EMAIL: <u>emjoe@mail.com</u>
<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><i>Jose Rodriguez</i></u> Date: <u>2-2-2024</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>Brea Ann Salinas</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>621 Forest PKWY, Caldwell ID. 83605</u>	
	PHONE: <u>(208) 739-6666</u>	EMAIL: <u>brodriguez@nu.edu</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>15821 Gods way Lane, Caldwell, ID. 83607</u>	
	PARCEL NUMBER: <u>R3270301030</u>	
	PARCEL SIZE: <u>4.5 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>RR</u>	PROPOSED ZONING: <u>R-1</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER: <u>RZ2024-0007</u>	DATE RECEIVED: <u>2/2/24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$950</u> CK MO CC CASH



## **ZONING AMENDMENT**

### **PUBLIC HEARING - CHECKLIST**

#### **Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07**

**Check the applicable application type:**

- ☐ Rezone  
☐ Conditional Rezone with Development Agreement

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

<b>Description</b>	<b>Applicant</b>	<b>Staff</b>
Master Application completed and signed.		
→ Letter of Intent (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting form was completed and signed		
Completed Agency Acknowledgement form including:		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/Idaho Transportation Dept		
Area of City Impact (If applicable)		
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property		
Fee: \$ 950 <b>Rezone</b> • \$1,400 <b>Conditional Rezone</b> \$2,800 <b>Text Amendment</b>		
<b>**Fees are non-refundable**</b>		

**\*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: *Joe Rodriguez* Date 2-2-2024

DSD Planner: *[Signature]* Date 2-2-24

Feb 1, 2024

Parcel Number: R32703010B

Owner: Jose Delores Rodriguez

Address: 15821 Gods Way Lane, Caldwell, 83607

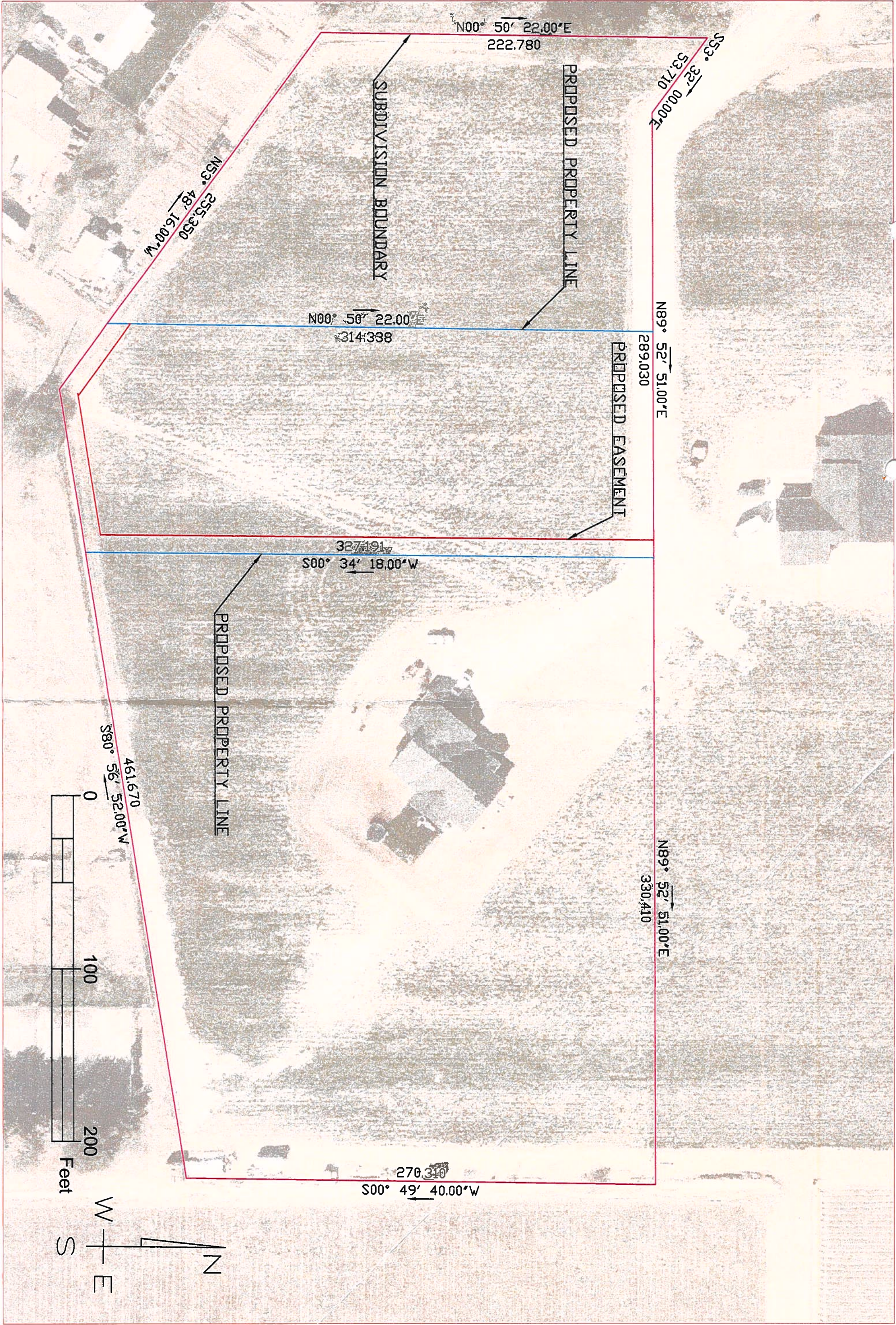
### Letter of Intent

To Whom it may concern,

The purpose of this letter is to inform you of the intent of the conditional rezone request. The proposed land use will be to rezone from RR to R1. The existing 4.5 acre lot will be subdivided, provided it is approved, into two 1 acre parcels and one 2.5 acre parcel having each parcel containing a single family dwelling, with private wells and septic systems. Currently, there are two single family dwellings on the existing 4.5 acre parcel. Access to the dwellings is via the private road Gods way lane. Each proposed property will continue to use Gods Way Lane. The expected traffic impact caused by the proposed development would be negligible. The anticipated increase in vehicle trips through the intersection of Farmway Rd. and Bronc Lane would be approx. 4 daily. The increase in the amount of trips would not require additional improvements to adjacent roadways and intersections.

The future land use is currently zoned rural residential, it is located within Caldwell's impact area, and there is residential zoning in the vicinity, and it borders a subdivision. These criteria, as stated by Canyon County Planning, would create a favorable environment for further development.

The concept plan has been submitted with the application. The concept includes three proposed lots with property lines and proposed utility easement. The center lot will have a proposed utility easement along its southern and eastern boundary. Existing underground power infrastructure will need to be relocated within the proposed easement to continue to provide service to existing residents as well as to remove the encumbrance from the proposed center lot.



# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_  
☒ How many Individual Domestic Wells are proposed? 3

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:**  
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
☐ Pressurized ☒ Gravity

5. **ACCESS:**  
☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

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

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

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

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

### RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

- ☒ Residential 3      ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- ☒ Water supply source: well

**3. INCLUDED IN YOUR PROPOSED PLAN?**

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

### NON-RESIDENTIAL USES

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**    ☐ Yes    If so, how many? \_\_\_\_\_    ☐ No

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

Height: \_\_\_\_\_ ft      Width: \_\_\_\_\_ ft.      Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**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: \_\_\_\_\_



## AGENCY ACKNOWLEDGMENT

Date: 1/5/2023  
Applicant: Jose D. Rodriguez  
Parcel Number: R3270301080  
Site Address: 15821 Gods Way LN, Caldwell, ID, 83607  
Brodriguez@nu.edu, emjoe@mail.com

**OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:**

**Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: 1/5/2023 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

District: \_\_\_\_\_

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Lisa Richard  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

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

**Irrigation District:**

District: Wilder Irrigation

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Mike Case  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact:**

City: Caldwell

☒ Applicant submitted/met for official review.

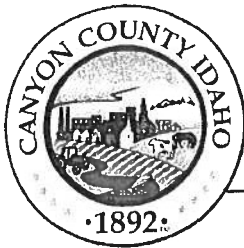
Date: 1/5/24 Signed: Robert O'Connell  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

**Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff

AGENCY LOCATION AND CONTACT		
<b>Southwest District Health</b>		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
<b>Highway Districts</b>		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 <sup>th</sup> Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma	(208) 722-5343
<b>Idaho Transportation Department</b>		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
<b>Fire Districts</b>		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
<b>Irrigation Districts</b>		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
<b>City Impact Area</b>		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 <sup>th</sup> Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 <sup>rd</sup> St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 <sup>th</sup> St., Wilder	(208) 482-6204

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



## AGENCY ACKNOWLEDGMENT

Date: 1/5/2023  
Applicant: Jose D. Rodriguez  
Parcel Number: R3270301000  
Site Address: 15821 God's Way LN, Caldwell, ID, 83607  
Brodriguez@nu.edu, emjoe@mail.com  
OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 1/5/2023 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

### Fire District:

District: \_\_\_\_\_

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Lisa Richard  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

### Highway District:

District: HD 4

☐ Applicant submitted/met for official review.

Date: 1/11/24 Signed: Al Ricci  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

### Irrigation District:

District: Wilder Irrigation

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Mike Case  
Authorized Irrigation Representative  
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### Area of City Impact:

City: Caldwell

☒ Applicant submitted/met for official review.

Date: 1/5/24 Signed: Robert O'Connell  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff

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

# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



### CANYON COUNTY ZONING ORDINANCE §07-01-15

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

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

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

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

The Neighborhood Meeting details are as follows:

**Date:**

**Time:**

**Location:**

**Property description:**

The project is summarized below:

**Site Location:**

**Proposed access:**

**Total acreage:**

**Proposed lots:**

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

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

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

Sincerely,

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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: 15821 Gods Way Ln.	Parcel Number:	
City: Caldwell,	State: ID	ZIP Code: 83607
Notices Mailed Date: Jan. 19, 2024	Number of Acres: 4.5	Current Zoning: rural residential
Description of the Request:		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Joe Rodriguez		
Company Name:		
Current address: 15821 Gods Way Ln.		
City: Caldwell	State: ID.	ZIP Code: 83607
Phone: (208) 739-2812	Cell:	Fax:
Email: emjoe@mail.com		

#### MEETING INFORMATION

DATE OF MEETING: 1/31	MEETING LOCATION: Caldwell Public Library	
MEETING START TIME: 6:30 p.m.	MEETING END TIME: 7:00 p.m.	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Joe Rodriguez	Joe Rodriguez	15821 Gods Way Ln.
2. Carolyn Hamann	Carolyn Hamann	15781 Yoda Ave.
3. Cory Lemieux	Cory Lemieux	15782 Yoda Ave.
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):

Joe Rodriguez

APPLICANT/REPRESENTATIVE (Signature):

Joe Rodriguez

DATE: 02 / 02 / 2024

# APPLICATION-Acknowledgement Notice



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

(Official Use Only)

Parcel #: R3270301080

Acres: \_\_\_\_\_

Property Address: 15821 Gods Way Ln. City Caldwell Zip Code 83607

Legal Description: Township 3N Range 3W Section 9 County Canyon

Subdivision: R3270301080 Lot \_\_\_\_\_ Block \_\_\_\_\_

Applicants Name: Jose D. Rodriguez Email: brodriguez@nnu.edu

Mailing Address: 15821 Gods Way Ln. Phone #: (208) 739-2812

City: Caldwell State: ID. Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other \_\_\_\_\_ Date: \_\_\_\_\_

Owners Name: Jose D. Rodriguez

Mailing Address: 15821 Gods Way Ln. Phone #: (208) 739-2812

City: Caldwell State: ID. Zip Code: 83607

The proposed use will be: ☒ Residential ☐ Commercial

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

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

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

Number of lots on the parcel (if applicable): \_\_\_\_\_

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

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

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

Description of proposal:

Rezone through county to allow the existing 4.5 Ac. parcel to be split into two, acre lots and one, two and a half acre lot.

SIGNATURE [Signature]

DATE: 1/5/2023

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

\* Jose Dolores Rodriguez, who  
acquired title as

**QUITCLAIM DEED**

\*  
FOR VALUE RECEIVED, Jose Dolores Rodriguez does hereby  
convey, release,

remise and forever quit claim unto Jose Dolores Rodriguez,

whose current address is:

4508 Laster St. Caldwell, Id. 83607

the following described premises:

see attached exhibits

**2020-025184**

RECORDED

**05/11/2020 04:31 PM**



00517809202000251840040046

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 HCRETAL

\$15.00

DEED

JOSE RODRIGUEZ

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 4-29-2020

By: Jose Dolores Rodriguez

State of Id, County of Canyon

This record was acknowledged before me on 4/29/20

by Jose Dolores Rodriguez

Barbara S. Negri  
Signature of notary public

Commission Expires: 10/22/2022

Harma, Id.

BARBARA S. NEGRI  
COMMISSION #43077  
NOTARY PUBLIC  
STATE OF IDAHO



Thomas J. Wellard, PLS  
Rodney Clark, PE

January 27, 2020

Legal Description for  
Joe Rodriguez  
Job No. NV1919

Parcel 3

This parcel is a portion of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , (CW1/16 Corner, Section 9), a found  $\frac{5}{8}$  inch diameter rebar:

thence North  $00^{\circ}49'40''$  East along the East boundary of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 169.89 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a found  $\frac{5}{8}$  inch diameter rebar bearing South  $80^{\circ}56'52''$  West a distance of 0.16 feet:

thence South  $80^{\circ}56'52''$  West a distance of 461.67 feet to a point on the Northeasterly boundary of Yoder First Subdivision, a found aluminum cap monument:

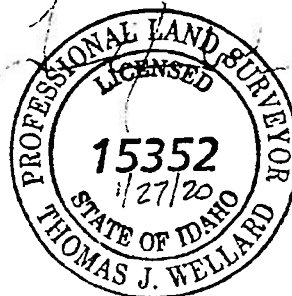
thence North  $53^{\circ}48'16''$  West along said Northeasterly boundary a distance of 255.35 feet to the Southeast corner of the Maverick Subdivision, a found  $\frac{5}{8}$  inch diameter rebar:

thence North  $00^{\circ}50'22''$  East along said East boundary a distance of 222.78 feet to a found  $\frac{5}{8}$  inch diameter rebar:

thence South  $53^{\circ}32'00''$  East a distance of 53.71 feet to a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352:

thence North  $89^{\circ}52'51''$  East a distance of 619.44 feet to a point on the East boundary of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352:

thence South  $00^{\circ}49'40''$  West along said East boundary a distance of 270.31 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.486 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS  
Rodney Clark, PE

Legal Description for  
Joe Rodriguez  
Job No. NV1919

January 27, 2020

20.00 Foot Power and Utility Easement

This easement lies in the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ . (CWI/16 Corner, Section 9), a found 5/8 inch diameter rebar:

thence North  $00^{\circ}49'40''$  East along the East boundary of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 169.89 feet to a found 5/8 inch diameter rebar:

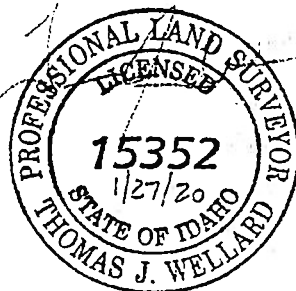
thence South  $80^{\circ}56'52''$  West a distance of 461.67 feet to the **TRUE POINT OF BEGINNING**, a found aluminum cap monument:

thence North  $53^{\circ}48'16''$  West a distance of 20.75 feet;

thence North  $20^{\circ}42'52''$  East a distance of 352.73 feet;

thence North  $89^{\circ}52'51''$  East a distance of 21.40 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South  $20^{\circ}42'52''$  West a distance of 365.88 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS  
Rodney Clark, PE

Legal Description for  
Joe Rodriguez  
Job No. NV1919

January 27, 2020

60.00 Foot Ingress/Egress Easement

This easement lies in the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , (CW1/16 Corner, Section 9), a found  $\frac{5}{8}$  inch diameter rebar;

thence North  $00^{\circ}49'40''$  East along the East boundary of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 169.89 feet to a found  $\frac{5}{8}$  inch diameter rebar;

thence South  $80^{\circ}56'52''$  West a distance of 461.67 feet to a found aluminum cap monument;

thence North  $53^{\circ}48'16''$  West a distance of 255.35 feet to a found  $\frac{5}{8}$  inch diameter rebar;

thence North  $00^{\circ}50'22''$  East a distance of 222.78 feet to the **TRUE POINT OF BEGINNING**, a found  $\frac{5}{8}$  inch diameter rebar;

thence continuing North  $00^{\circ}50'22''$  East a distance of 73.82 feet;

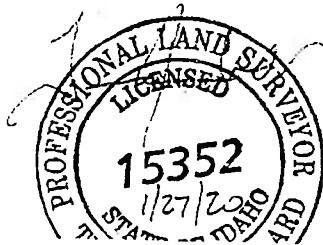
thence South  $53^{\circ}32'00''$  East a distance of 76.87 feet;

thence North  $89^{\circ}52'51''$  East a distance of 198.44 feet;

thence Southwesterly 312.92 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of  $298^{\circ}48'44''$  and a long chord which bears South  $10^{\circ}38'29''$  West a distance of 61.07 feet;

thence South  $89^{\circ}52'51''$  West a distance of 206.87 feet to a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North  $53^{\circ}32'00''$  West a distance of 53.71 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.



# **PUBLIC HEARING APPLICATION PROCESS**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov) Phone: 208-454-7458



- 1 • **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

- 2 • **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTION 07-01-15**

- 3 • **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
  - Incomplete submittals will not be accepted

- 4 • **STAFF REVIEW OF APPLICATION**
  - APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

- 5 • **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
  - SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE
  - **DAY 1-5:** Hearing notices sent with comment deadline to affected agencies and property owners
  - **DAY 19:** Comment deadline ends. Comments received late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
  - **DAY 20-30:** Staff Report Packet preparation
  - **DAY 31:** Staff Report Packet sent to hearing body
  - STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE
  - **Day 41:** Public Hearing

- 6 • **PUBLIC HEARING**
  - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
  - Hearing Examiner hearing (3rd Wednesday afternoon); or
  - Board of County Commissioners hearing (Day-time)
  - HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

- 7 • **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
  - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

- 8 • **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
  - FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

**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:** 81711

**Date:** 2/2/2024

**Date Created:** 2/2/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Jose Rodriguez

**Comments:**

**Site Address:** 15821 GODS WAY LN, Caldwell ID 83607 / Parcel Number: 32703010B0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Zoning Amendment (Rezone)	RZ2024-0002	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	103	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** Jalmeida

Dear Planning and Zoning Commission,

My name is Joe Rodriguez and I am the owner of 15821 Gods Way Ln, Caldwell, ID 83607. The parcel is a 4.5 acre lot that is zoned as rural residential. There are two dwellings on the parcel with each being occupied one of which is my primary residence.

The current zoning is rural residential, the proposed request is to modify the zoning to a residential zoning that allows for the development of three lots of the existing 4.5 acre parcel. The proposed lots are two one acre lots on the western portion of the property while leaving a 2.5 acre lot on the eastern portion of the property. The larger proposed lot is defined as such due to the location of the existing septic system and drain field. When the easternmost dwelling was constructed the drain field for the septic system was extended behind the dwelling in a southeasterly direction. Please see the attached exhibit showing the permit and location of the septic system. Due to this as well as financial constraints and a desire to have open space I have not proposed additional lots. I am aware of the proposed change to policy regarding the requirement for paving private roadways based on seven accesses.

Our proposed rezone to residential zoning is in alignment with the 2030 future land which promotes and enhances predominately single-family living areas at a low-density standard.

## Emily Bunn

---

**From:** Joe Rodriguez <Emjoe@mail.com>  
**Sent:** Tuesday, July 8, 2025 1:55 PM  
**To:** 'BreAnn Salinas'; Emily Bunn  
**Subject:** Re: RE: Re: RE: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Irrigation shares,

I spoke with the wilder irr. Dist. In caldwell, they said once the properties are split they will give each property thier share. Thier phone number is 208 459 3421.

--

Sent with [mail.com](mailto:mailto:) Mail app

On 6/13/25, 1:07 PM Emily Bunn <Emily.Bunn@[canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

I will be out of the office from June 13<sup>th</sup> to June 30<sup>th</sup>.

When I get back in the office, I would very much appreciate having either an email or updated letter outlining why only three (3) lots are requested (due to a septic/drain field from what I understand) and if secondary residences will be added to the property in the future as this would add more single-family residences and could trigger different private road requirements in the future.

Once I get that information, I can hopefully get your case scheduled for a public hearing in the following weeks once I receive that information.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)  
NEW public office hours  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

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**From:** Joe Rodriguez <Emjoe@[mail.com](mailto:mail.com)>  
**Sent:** Saturday, June 7, 2025 7:48 PM  
**To:** 'BreAnn Salinas' <breannsalinas88@[gmail.com](mailto:gmail.com)>; Emily Bunn <Emily.Bunn@[canyoncounty.id.gov](mailto:canyoncounty.id.gov)>  
**Subject:** Re: RE: RE: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Sounds good

--

Sent with [mail.com](mailto:mail.com) Mail app

On 6/6/25, 5:09 PM Emily Bunn <Emily.Bunn@[canyoncounty.id.gov](mailto:canyoncounty.id.gov)> wrote:

Hello,

As part of my review for the upcoming hearing, I need to complete a site visit. I am planning on stopping by Monday afternoon to do a visit unless something on your end will prevent that. I also do not need anyone present on site unless you would like to be present. I have three (3) other visits to do, so I do not know the exact time but I am assuming it will be between 2-4.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Emily Bunn  
**Sent:** Wednesday, June 4, 2025 12:40 PM  
**To:** 'BreAnn Salinas' <breannsalinas88@[gmail.com](mailto:gmail.com)>  
**Cc:** 'Joe Rodriguez' <Emjoe@[mail.com](mailto:mail.com)>  
**Subject:** RE: RE: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Hello,

I just chatted with Mr. Salinas on the phone about keeping the rezone as is, but just adding more information on why only three (3) parcels is currently requested and touching on the secondary residence topic.

He also asked that I send over the proposed private road ordinance. From what I understand, the ordinance would require paving after the 7<sup>th</sup> house (every 10 ADT is considered one (1) house): <https://www.canyoncounty.id.gov/wp-content/uploads/2025/02/Redline-Clean-version-for-PHM-OR2025-0002.pdf>

Please let me know if you have any questions.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Emily Bunn  
**Sent:** Tuesday, June 3, 2025 2:31 PM  
**To:** 'BreAnn Salinas' <[breannsalinas88@gmail.com](mailto:breannsalinas88@gmail.com)>  
**Cc:** Joe Rodriguez <[Emjoe@mail.com](mailto:Emjoe@mail.com)>  
**Subject:** RE: RE: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Hello,

I called and left a message. If it is easier for him to call me, he is free to do that.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** BreAnn Salinas <[breannsalinas88@gmail.com](mailto:breannsalinas88@gmail.com)>  
**Sent:** Tuesday, June 3, 2025 8:52 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Joe Rodriguez <[Emjoe@mail.com](mailto:Emjoe@mail.com)>  
**Subject:** Re: Re: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

My husband is a city engineer for the city of Nampa. He would be able to understand all of it alot better than my dad and I. He did have some questions when I brought this to his attention. Would it be possible for you to give him a call today and talk about the processes and the difference in applications? His phone number is 208-739-6871. His work phone number you can reach him during business hours 208-249-9929.

On Mon, Jun 2, 2025, 4:56 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

I wanted to touch base on the rezone vs. conditional rezone option. I understand you applied for the rezone with no conditions, but it might be helpful to consider applying for a conditional rezone, as the hearing bodies tend to appreciate being able to add conditions to mitigate the effects to the area (such as conditioning the property to the conceptual plan presented). Is that something you would be interested in? If so, I will send you updated cost.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Emily Bunn

**Sent:** Thursday, May 22, 2025 8:36 AM

**To:** 'Joe Rodriguez' <[Emjoe@mail.com](mailto:Emjoe@mail.com)>; 'BreAnn Salinas' <[breannsalinas88@gmail.com](mailto:breannsalinas88@gmail.com)>

**Subject:** RE: Re: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Good morning,

At this time, I do not think I need anything else. I will reach out if I do.

I am hoping to start drafting the staff report soon so I can give you a good estimate of when I can schedule the case for a hearing.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

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---

**From:** Joe Rodriguez <[Emjoe@mail.com](mailto:Emjoe@mail.com)>

**Sent:** Wednesday, May 21, 2025 6:22 AM

**To:** 'BreAnn Salinas' <[breannsalinas88@gmail.com](mailto:breannsalinas88@gmail.com)>; Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: RE: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Good morning this Joe just checking in to see what's happening now you need anything from me just let me know so we can keep things going my number is 208-739-2812 thank you

--

Sent with [mail.com](https://mail.com) Mail app

On 4/16/25, 3:03 PM Emily Bunn <Emily.Bunn@[canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

If you do not end up finding it, that is okay. But it would be great to have it included.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** BreAnn Salinas <breannsalinas88@gmail.com>  
**Sent:** Wednesday, April 16, 2025 2:52 PM  
**To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Subject:** Re: [External] Document shared with you: "RZ2024-0002 Letter of Intent"

Here is the neighborhood meeting letter. I am currently trying to locate the list of neighbor addresses we used. I am not sure if we have still have it.

On Tue, Apr 15, 2025 at 10:33 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

I see you sent over your updated letter of intent via Google.

Could you please send it in a PDF Format instead when you have it finished?

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

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---

**From:** BreAnn Salinas (via Google Docs) <[breannsalinas88@gmail.com](mailto:breannsalinas88@gmail.com)>  
**Sent:** Tuesday, April 15, 2025 10:27 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** [emjoe@mail.com](mailto:emjoe@mail.com); [clementesalinas2010@gmail.com](mailto:clementesalinas2010@gmail.com)  
**Subject:** [External] Document shared with you: "RZ2024-0002 Letter of Intent"

## BreAnn Salinas shared a document



BreAnn Salinas ([breannsalinas88@gmail.com](mailto:breannsalinas88@gmail.com)) has invited you to edit the following document:



 RZ2024-0002 Letter of Intent



This email grants access to this item without logging in. Only forward it to people you trust.



Open

Google LLC, [1600 Amphitheatre Parkway, Mountain View, CA 94043, USA](#)

You have received this email because [breannsalinas88@gmail.com](#) shared a document with you from Google Docs.



## R32703010B PARCEL INFORMATION REPORT

7/10/2025 12:05:26 PM

PARCEL NUMBER: **R32703010B**

OWNER NAME: **RODRIGUEZ JOSE DOLORES**

CO-OWNER: **RODRIGUEZ RHONDA**

MAILING ADDRESS: **15821 GODS WAY LN CALDWELL ID 83607**

SITE ADDRESS: **15821 GODS WAY LN**

TAX CODE: **0590000**

TWP: **3N** RNG: **3W** SEC: **09** QUARTER: **SW**

ACRES: **4.50**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **RR / RURAL RESIDENTIAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **CALDWELL RURAL FIRE**

SCHOOL DISTRICT: **VALLIVUE SCHOOL DIST #139**

IMPACT AREA: **CALDWELL**

FUTURE LAND USE 2011-2022 : **Res**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0375F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2024003190**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **09-3N-3W SW TX 20265 IN SWNW**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



### DISCLAIMER:

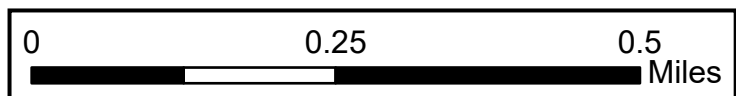
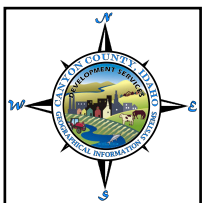
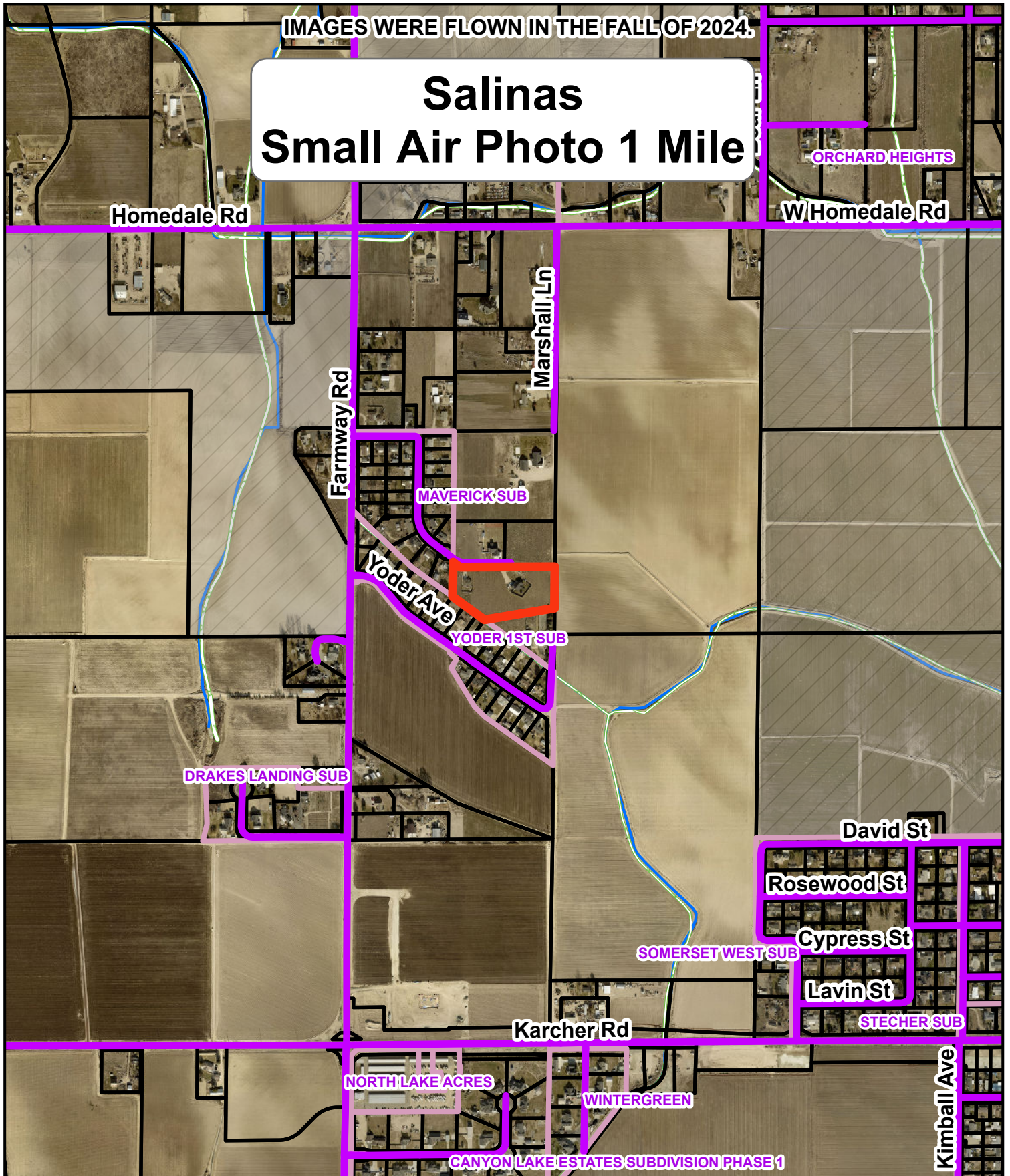
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

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

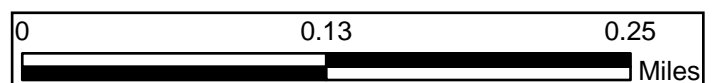
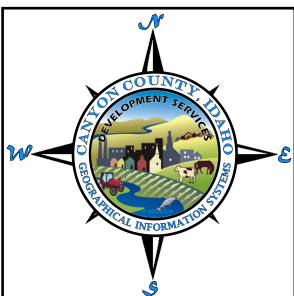
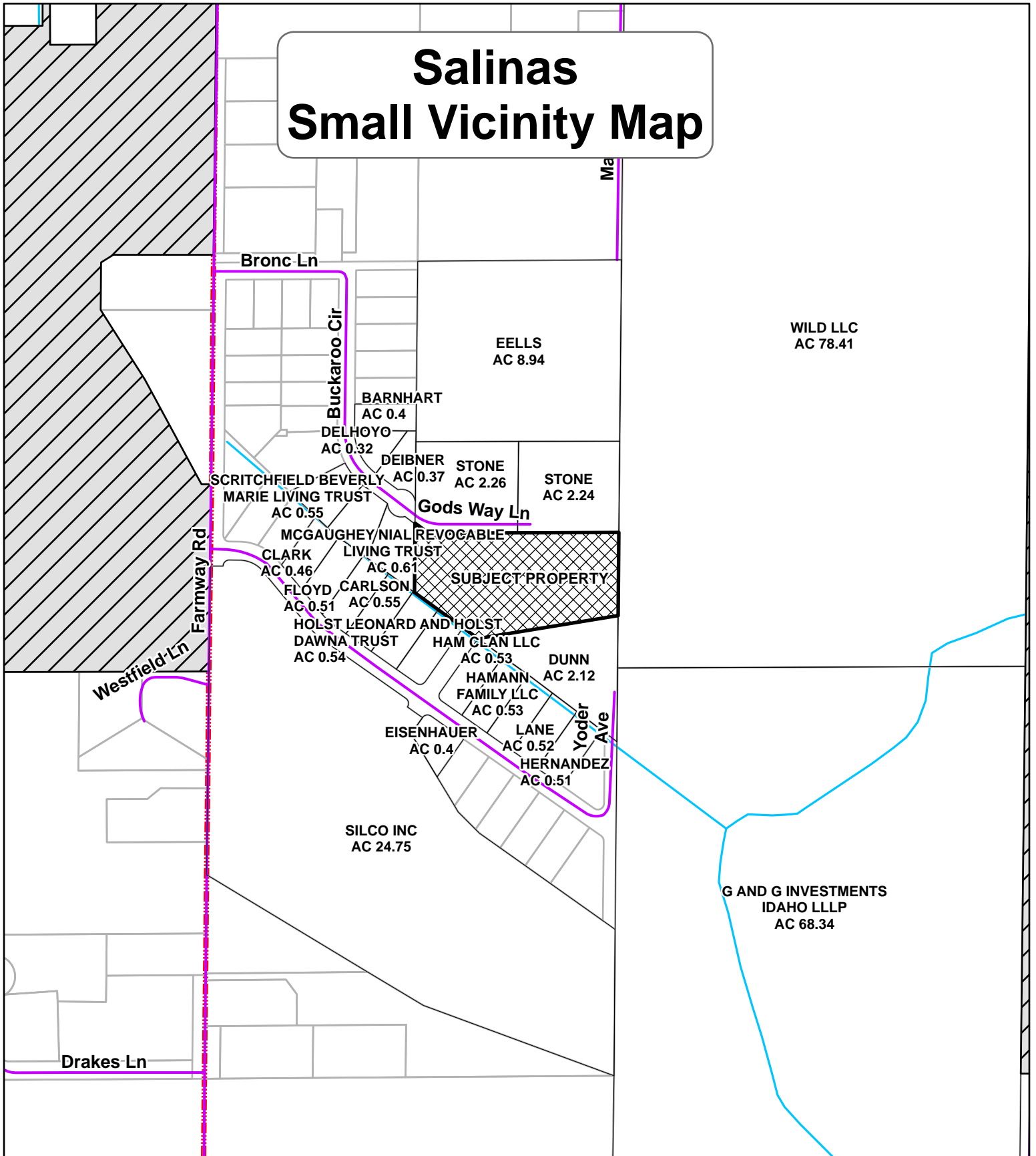
IMAGES WERE FLOWN IN THE FALL OF 2024.

# Salinas

## Small Air Photo 1 Mile

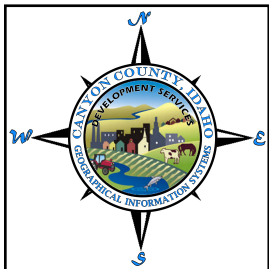
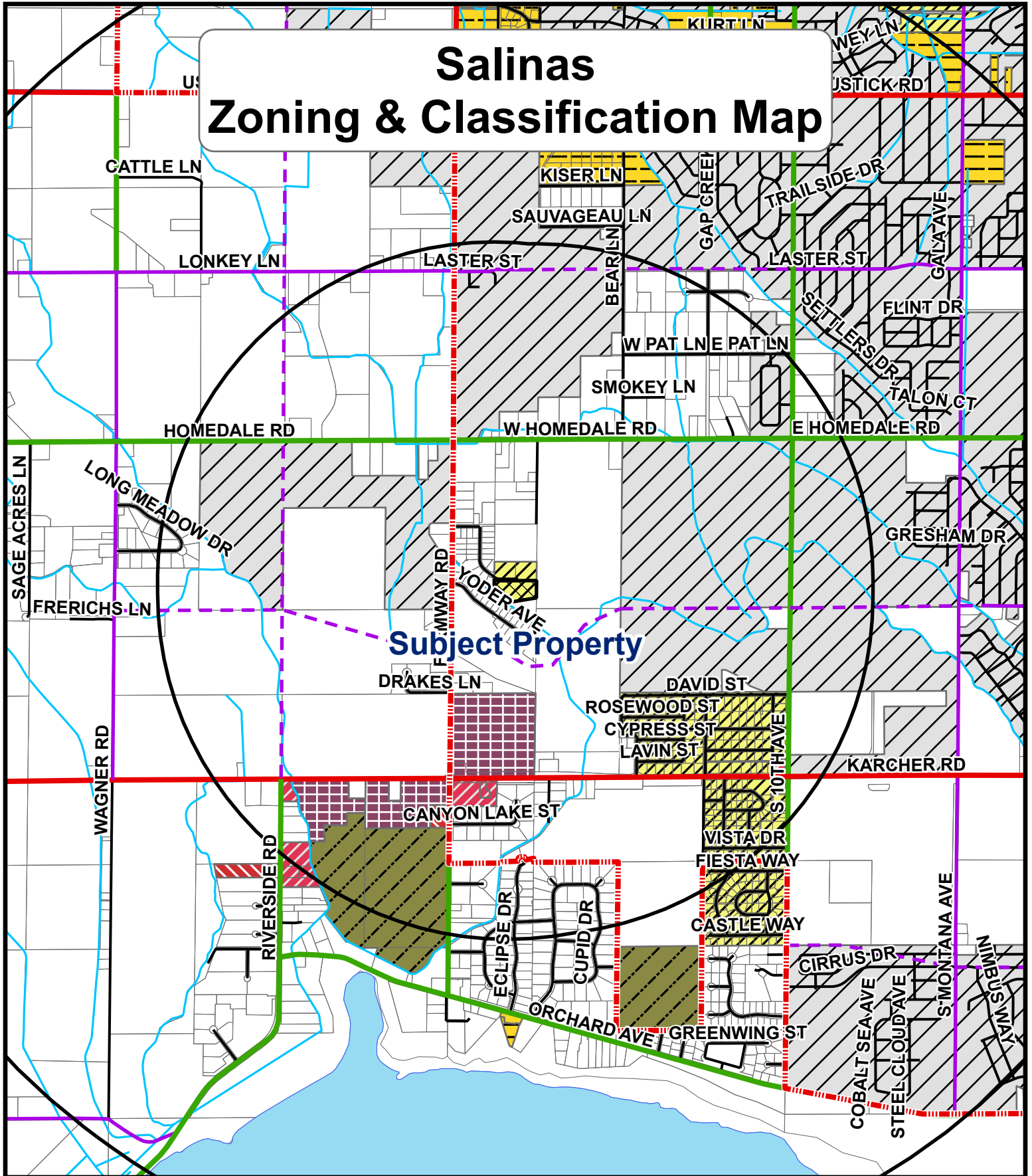


# Salinas Small Vicinity Map



# Salinas

## Zoning & Classification Map

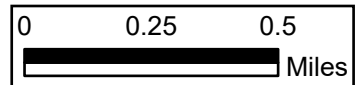


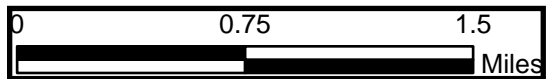
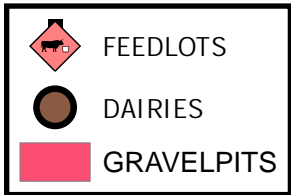
- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

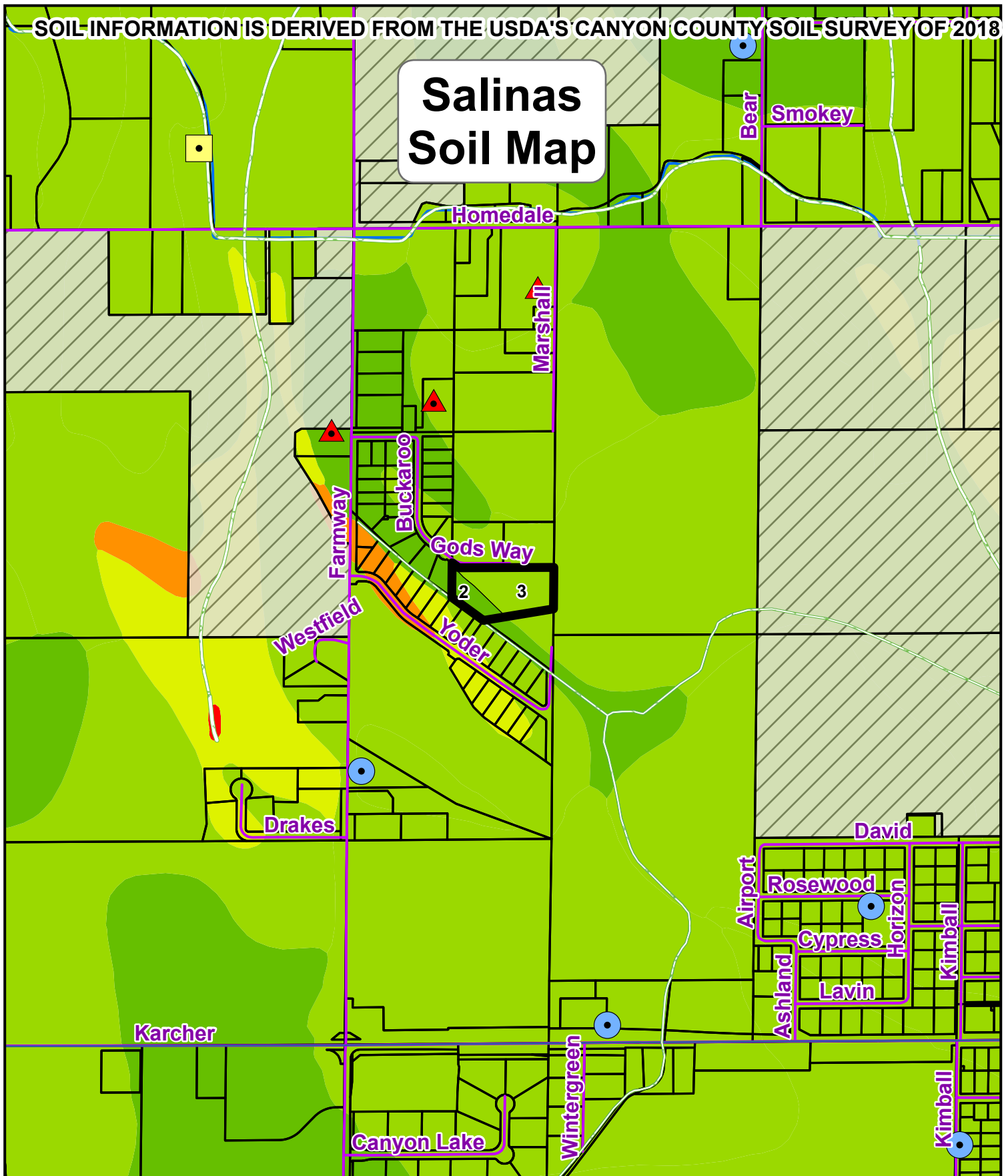
- PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED
- MINOR ARTERIAL
- COLLECTOR
- PROPOSED
- COLLECTOR





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

# Salinas Soil Map



## Nitrate Priority Wells

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



IDWR\_2C\_Geothermal\_

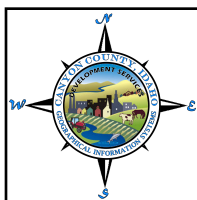
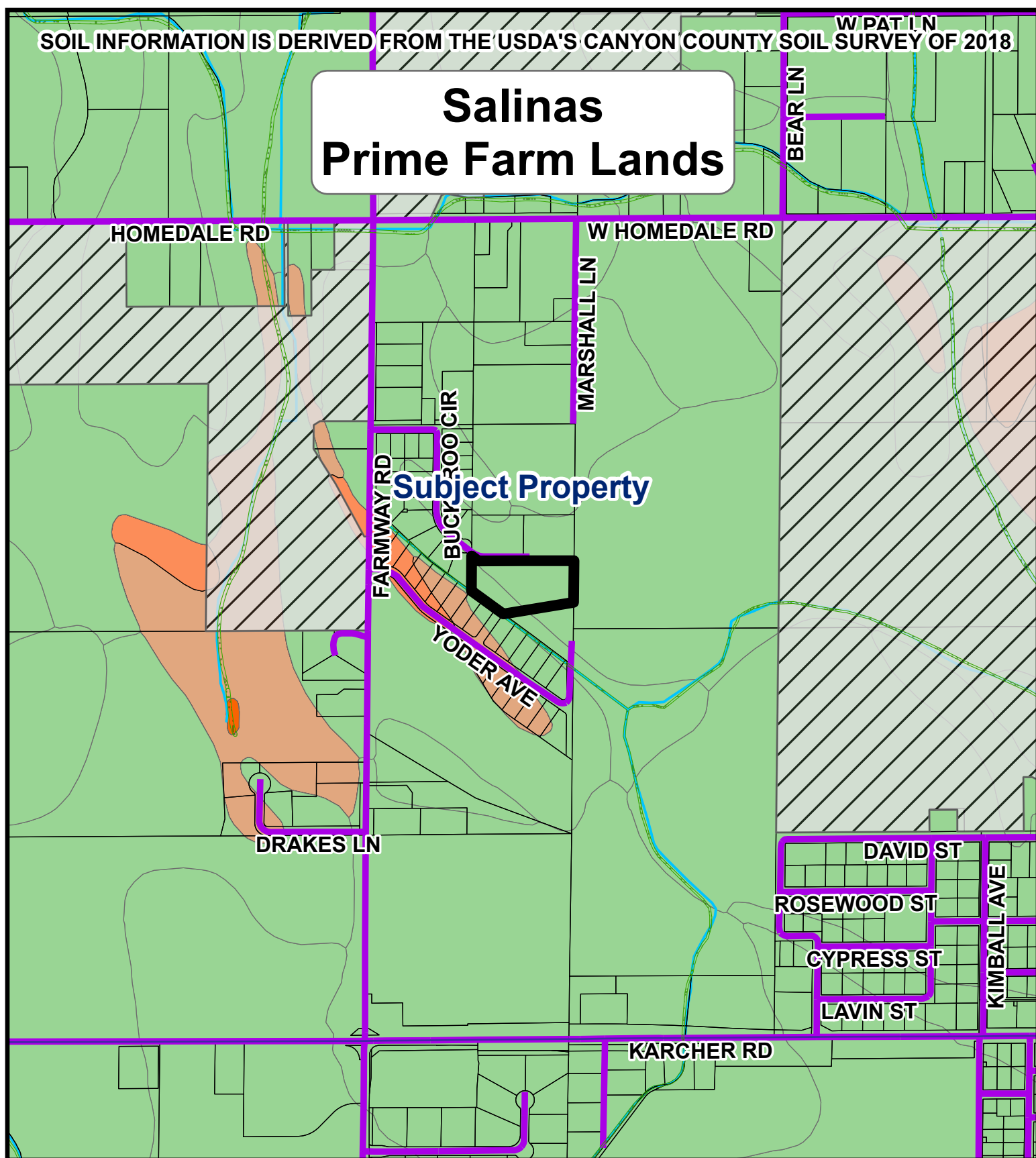


Wetlands

0 0.25 0.5 Miles

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

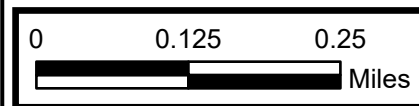
# Salinas Prime Farm Lands



	TAXLOTS
	City Limits
	WETLANDS
	2C_Hydro

## FARMLAND

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



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	145732.35	3.35	74.35%
2	BEST SUITED SOIL	50276.45	1.15	25.65%
		196008.79	4.50	100%

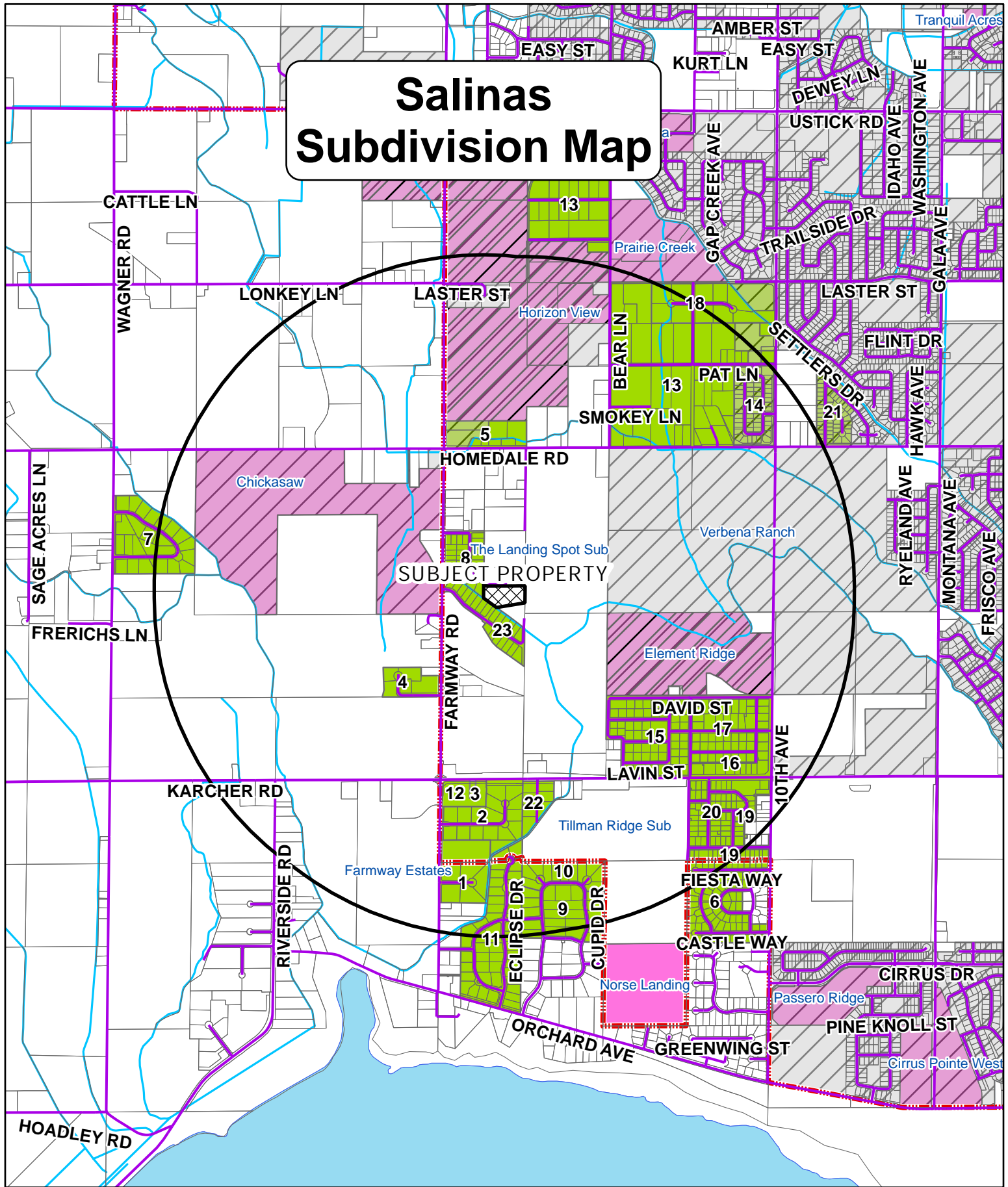
## FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpB	Prime farmland if irrigated	145732.35	3.35	74.35%
PpA	Prime farmland if irrigated	50276.45	1.15	25.65%
		196008.79	4.50	100%

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

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

# Salinas Subdivision Map

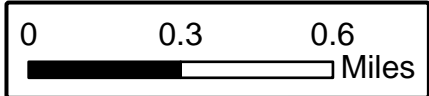


**Legend**

- SUBDIVISIONS
- MOBILE HOME PARKS

**Plat Type, Plat Status**

- Preliminary, Approved
- Preliminary, Pending



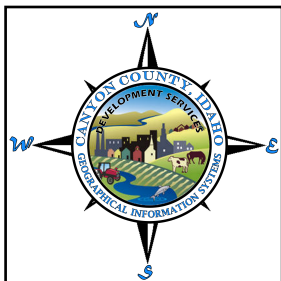
SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
23	618.54	724	0.85	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
4	415.86	1327	0.31	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
46	4.54	0.51	0.01	78.41
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
AUTUMN FALLS SUB	1	3N3W16	11.49	5	2.30	COUNTY (Canyon)	2005
YON LAKE ESTATES SUBDIVISION PHA	2	3N3W16	22.94	19	1.21	COUNTY (Canyon)	2008
YON LAKE ESTATES SUBDIVISION PHA	3	3N3W16	6.46	1	6.46	COUNTY (Canyon)	2018
DRAKES LANDING SUB	4	3N3W08	9.00	6	1.50	COUNTY (Canyon)	2004
DUNN'S PLAT	5	3N3W09	13.39	8	1.67	COUNTY (Canyon)	1976
EL RANCHO HEIGHTS	6	3N3W16	34.06	79	0.43	COUNTY (Canyon)	1976
IM CARRIES NORTHSTAR SUBDIVISION	7	3N3W08	30.80	29	1.06	COUNTY (Canyon)	2009
MAVERICK SUB	8	3N3W09	12.30	25	0.49	COUNTY (Canyon)	1973
MOONSTRUCK SUB PH 2	9	3N3W16	25.75	27	0.95	COUNTY (Canyon)	2002
MOONSTRUCK SUB PH 3	10	3N3W16	11.98	11	1.09	COUNTY (Canyon)	2003
MOONSTRUCK WEST	11	3N3W16	44.44	56	0.79	COUNTY (Canyon)	2004
NORTH LAKE ACRES	12	3N3W16	13.79	3	4.60	COUNTY (Canyon)	2004
ORCHARD HEIGHTS	13	3N3W04	192.49	78	2.47	COUNTY (Canyon)	1909
PRADERA SUBDIVISION	14	3N3W04	18.74	64	0.29	CALDWELL	2024
SOMERSET WEST SUB	15	3N3W09	36.89	57	0.65	COUNTY (Canyon)	1974
STECHER SUB	16	3N3W09	10.07	14	0.72	COUNTY (Canyon)	1959
STECHER SUB-AMENDED	17	3N3W09	30.27	49	0.62	COUNTY (Canyon)	1968
SUNCREST HEIGHTS	18	3N3W04	22.47	10	2.25	COUNTY (Canyon)	1996
VANAL HEIGHTS RE-SUB	19	3N3W16	6.08	21	0.29	COUNTY (Canyon)	1973
VANAL HEIGHTS SUB	20	3N3W16	28.60	70	0.41	COUNTY (Canyon)	1960
WEST VALLEY ESTATES #9	21	3N3W03	14.50	62	0.23	CALDWELL	2001
WINTERGREEN	22	3N3W16	7.26	7	1.04	COUNTY (Canyon)	2000
YODER 1ST SUB	23	3N3W09	14.77	23	0.64	COUNTY (Canyon)	1963

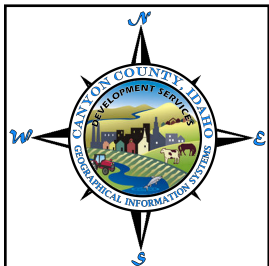
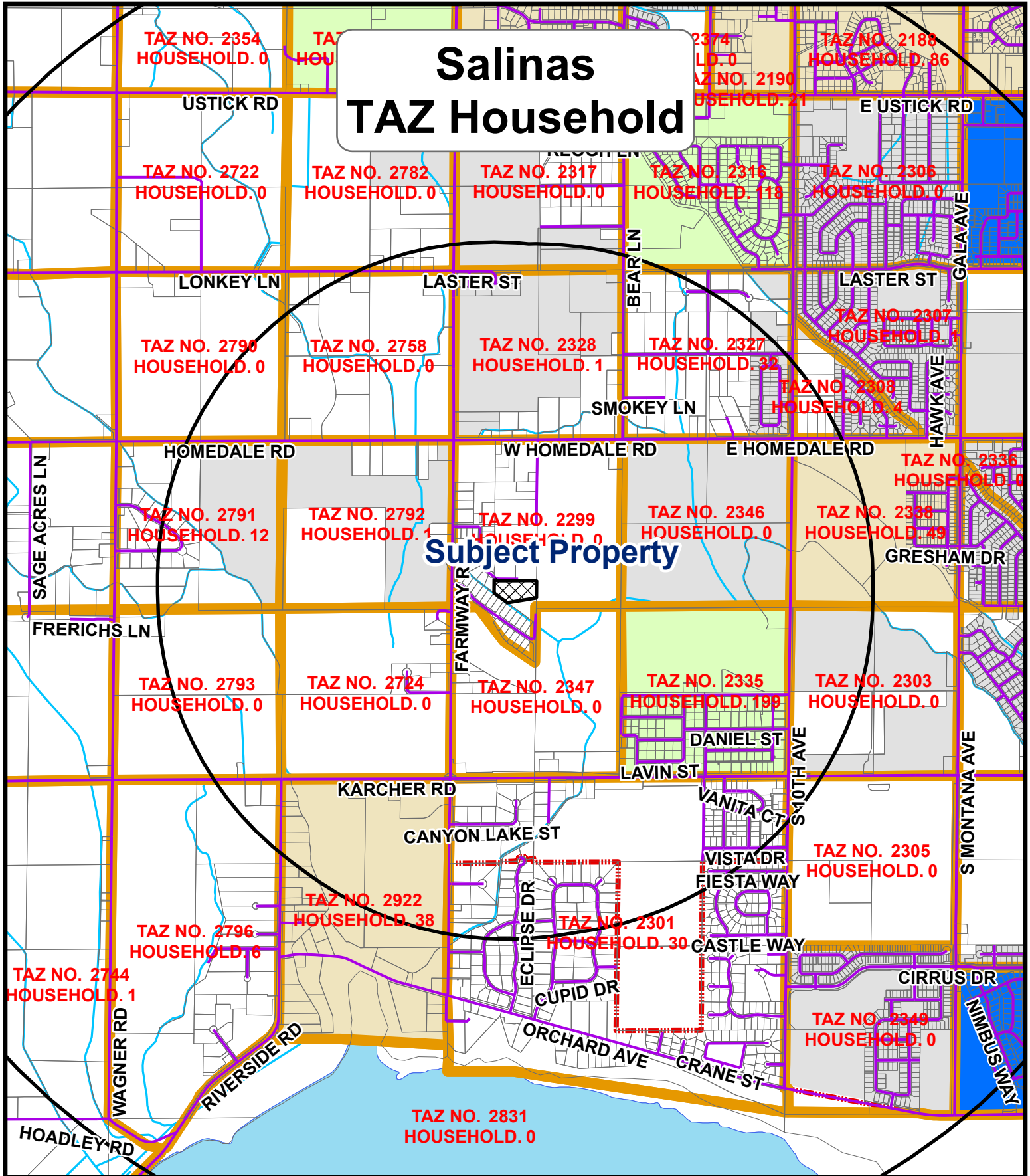
SUBDIVISIONS IN PLATTING							
SUBDIVISION NAME		ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Prairie Creek		40.74	128	0.32			
Chickasaw		145.55	475	0.31			
Element Ridge		74.25	219	0.34			
Horizon View		155.32	505	0.31			

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

## Salinas Nitrate Priority & Wells

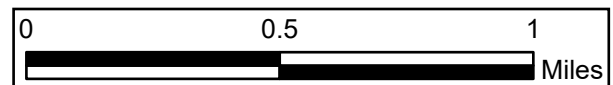


# Salinas TAZ Household

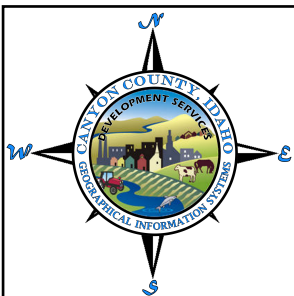


## House Hold 2025-2050

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






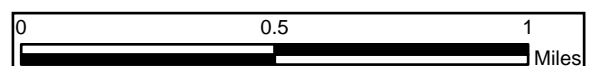
## Future Land Use map



## Legend

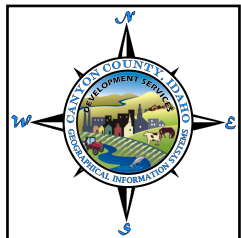
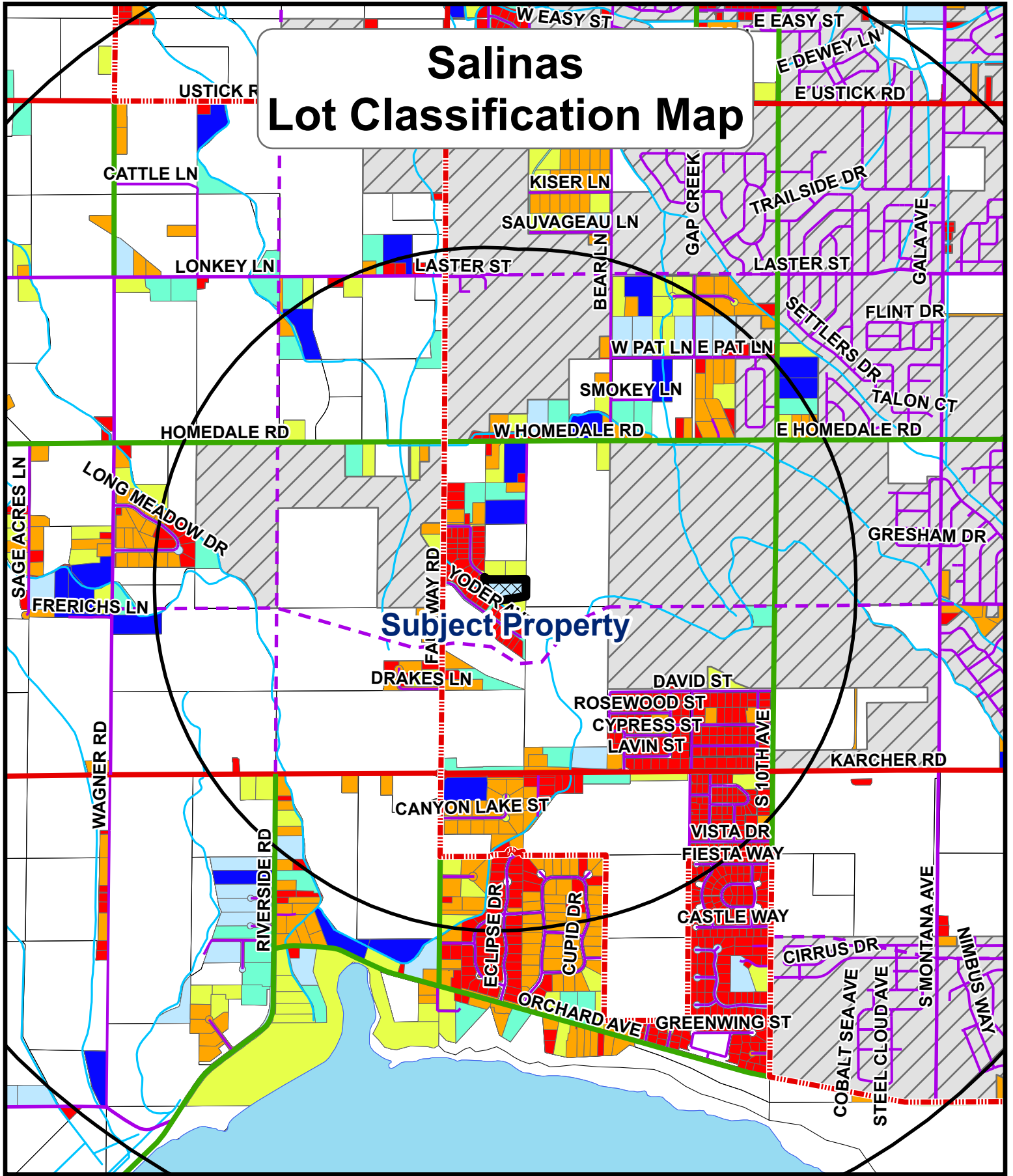
Future Land Use 2030

-  COMMERCIAL
  -  INDUSTRIAL
  -  RESIDENTIAL

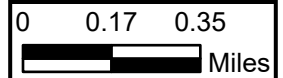
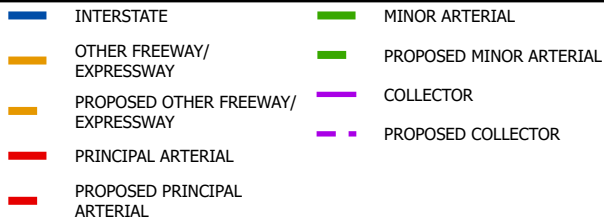
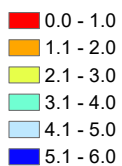


# Salinas

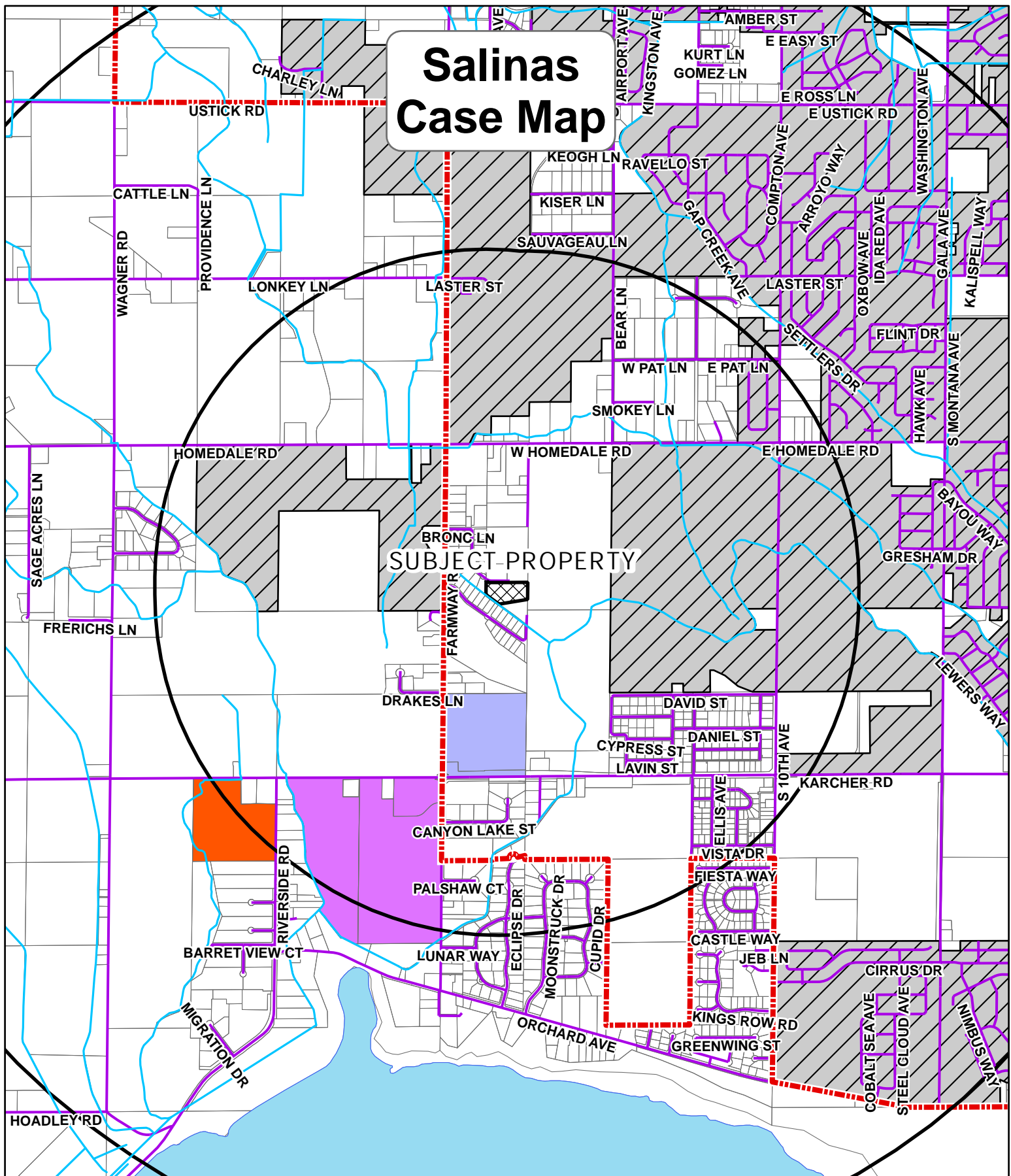
## Lot Classification Map



### Lot Size



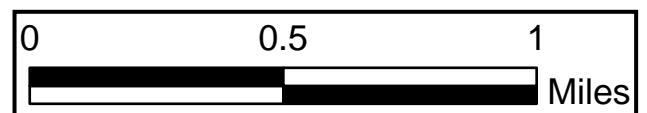
# Salinas Case Map



YEAR

Year

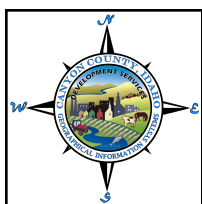
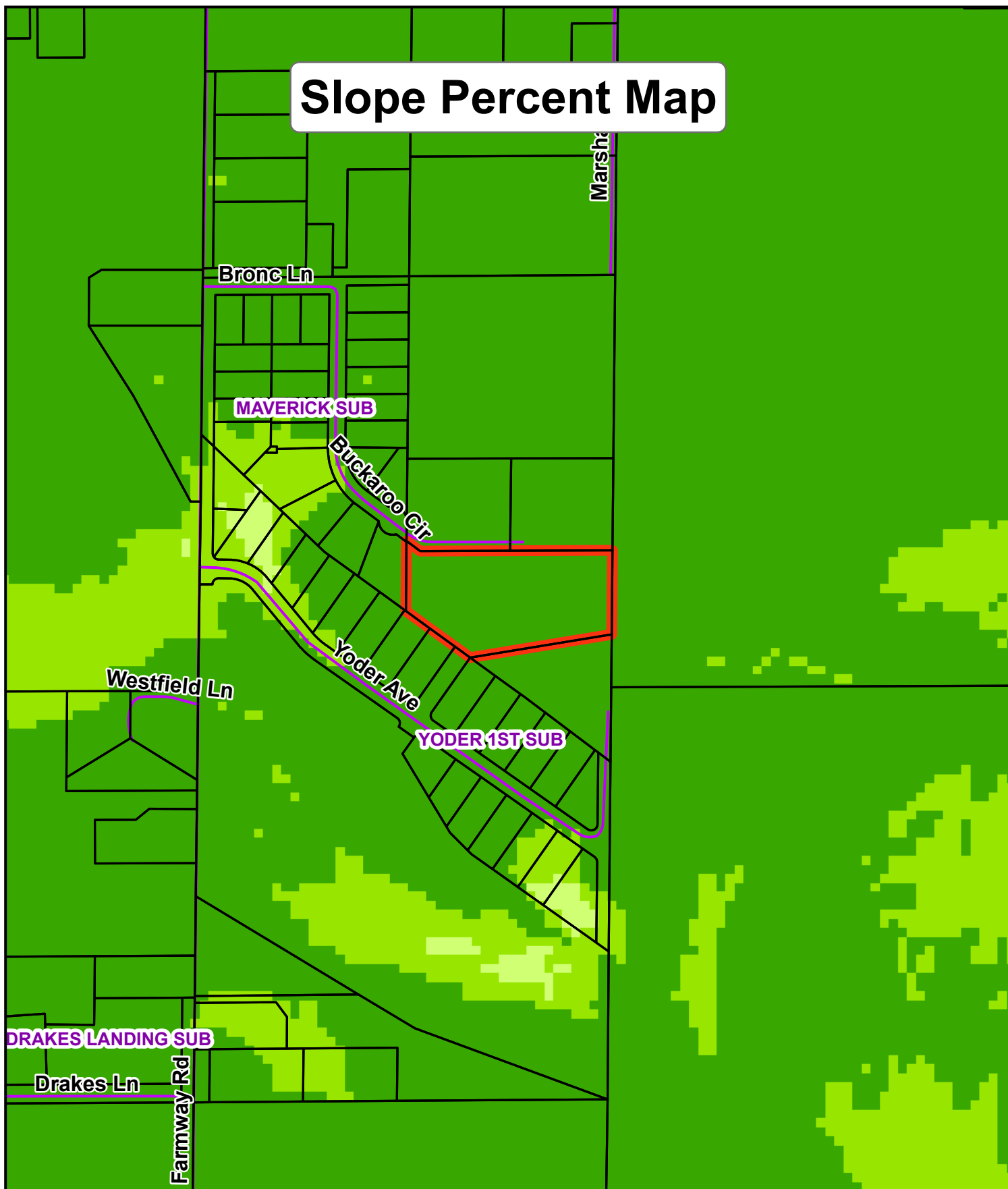
2020	2023
2021	2024
2022	2025



## CASE SUMMARY

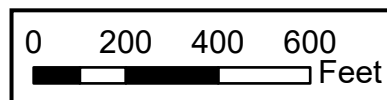
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2018-0002	Rezone A to CR-C1, CR-C2, CR-R1 & Comp plan change	Karcher Farm, LLC	APPROVED
2	CR2018-0002	Rezone A to CR-C1, CR-C2, CR-R1 & Comp plan change	Karcher Farm, LLC	APPROVED
3	RZ2022-0007	Rezone AG to CR-C2	Obendorf	APPROVED
4	RZ2021-0035	Rezone AG to C2	Troost Family Living Trust	DENIED

# Slope Percent Map



## Slope Percent

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



## Emily Bunn

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Monday, April 21, 2025 11:35 AM  
**To:** Emily Bunn  
**Subject:** [External] RE: Agency Notice for RZ2024-0002 / Salinas

Hi Emily,

Request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study must be conducted if the county deems this proposal a subdivision.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Septic systems have not been determined, and test holes have not been conducted for this proposal.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **No concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

For clarity, are the existing two single-family homes part of the proposed lot splits?

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

**Anthony Lee, RS/BS | Land Development Senior**  
o 208.455.5384 | c 208.899.1285 | f 208.455.5300  
[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, April 18, 2025 12:17 PM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'

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**Subject:** Agency Notice for RZ2024-0002 / Salinas

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 19, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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





**JAROM WAGONER**  
*Mayor*

208.455.3011  
(f) 208.455.3003

**City Hall**  
205 South 6th Ave.  
Caldwell, Idaho 83605

**Post Office Box**  
P.O. Box 1179  
Caldwell, Idaho 83606

For a list of the City  
Council members, visit:  
**Website**  
[www.cityofcaldwell.org](http://www.cityofcaldwell.org)

# CITY OF *Caldwell, Idaho*

April 21, 2025

Emily Bunn  
Staff Planner  
Canyon County Development Services Dept.  
111 North 11<sup>th</sup> Ave. Ste. 340  
Caldwell, Idaho 83605

Re: RZ2024-0002 / Salinas  
15281 Gods Way Lane (R32703010B0)  
Caldwell, Idaho

Dear Ms. Bunn,

Our office received a notification regarding a Rezone request (RZ2024-0002) for 15281 Gods Way Lane for the purposes of subdividing the land into three (3) single-family lots. The proposed density would not be compliant with the City of Caldwell's future land use designation of Neighborhood 2 that would require a minimum 2 units per acre. However, due to the existing development in this area and the minimal impact the proposed rezone depicts, the City has no objection nor further comments on this request.

Thank you.

Sincerely,

*Joseph Dodson*

Joseph Dodson  
Planner IV, Principal Planner  
City of Caldwell Planning and Community Development Department

*"The Treasure of the Valley"*

## Emily Bunn

---

**From:** BRO Admin <BRO.Admin@deq.idaho.gov>  
**Sent:** Monday, April 28, 2025 11:50 AM  
**To:** Emily Bunn  
**Cc:** Jennifer Lahmon  
**Subject:** [External] RE: Agency Notice for RZ2024-0002 / Salinas

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,

**Carlene Oberg | Administrative Assistant I**

Idaho Department of Environmental Quality | Boise Regional Office

1445 North Orchard Street

Boise, Idaho 83706

Office: (208) 373-0550

Email: [Carlene.Oberg@deq.idaho.gov](mailto:Carlene.Oberg@deq.idaho.gov)

<http://www.deq.idaho.gov/>

*Developer. Empathy. Woo-Includer. Belief*

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, April 18, 2025 12:17 PM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; BRO Admin <BRO.Admin@deq.idaho.gov>; IDWR File <file@idwr.idaho.gov>  
**Subject:** Agency Notice for RZ2024-0002 / Salinas

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 19, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the

next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

**RICHARD MURGOITIO**  
CHAIRMAN OF THE BOARD

**DAN SHEIRBON**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

24 April 2025

TEL: (208) 344-1141  
FAX: (208) 344-1437

Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste. 310  
Caldwell, Idaho 83605

RE: Jose Delores Rodriguez  
15821 Gods Way Ln, Caldwell  
Wilder Irrigation District  
Cook 4.8 Lateral 05+00, 05+20  
Sec. 09, T3N, R3W, BM.

RZ2024-0002

W-217-1



Emily Bunn, Planner:

There are no Boise Project or Wilder Irrigation District facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Storm drainage and/or street runoff must be retained on site.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler  
Assistant Project Manager BPBC

tbr/tr

cc: Tony Avermann      Watermaster, Div; 4 BPBC  
Lisa Sweet      Secretary – Treasurer, WID  
File



Lisa Boyd, Superintendent

5207 S. Montana Avenue  
Caldwell, ID 83607  
Phone (208) 454-0445  
Fax (208) 454-0293

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May 8, 2025

Re: RZ2024-0002 / Salinas

Dear Canyon County Planning and Zoning,

If the application is approved, the students would attend West Canyon Elementary, Vallivue Middle School, and Vallivue High School.

Currently, the surrounding schools can accommodate such a small development. The district's main concern is with large swaths of land approved for major developments that could compromise the district's overall capacity to provide appropriate services over the next ten years.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", is written over a light blue horizontal line.

Joseph Palmer  
Assistant Superintendent

## Emily Bunn

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**From:** Chris Hopper  
**Sent:** Thursday, May 15, 2025 9:24 AM  
**To:** 'Emily Bunn'  
**Subject:** RZ2024-0002  
**Attachments:** Application for Agency Notice - RZ2024-0002 Salinas.pdf

Emily-

HD4 has no objection to the proposed rezone. Applicants to use the existing God's Lane approach to Bronc Lane.

Respectfully,

**Chris Hopper, P.E.**  
District Engineer



Highway District No. 4  
15435 Hwy 44  
Caldwell, Idaho 83607  
208-454-8135 Ext. 104



Date 07/10/20205

Canyon County Development Services  
Rezone /, Zoning Map Amendment  
Parcel: R32703010B0  
Re: Case Number: RZ2024-0002

The Caldwell Rural Fire District has reviewed the application and can approve the applicants request regarding Rezoning subject to compliance with all the following code requirements and conditions set forth by the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

**Conditions for Canyon County Rural Construction:**

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. [Citizenserve Online Portal](#)

The application can be found at [Permits/Inspections | Caldwell, ID](#)

**General Requirement:**

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

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

Regards,

Alan Perry  
Deputy Chief  
Fire Marshal  
Caldwell Rural Fire Protection District  
[Aperry@cityofcaldwell.org](mailto:Aperry@cityofcaldwell.org)