



## Hearing Examiner

**Hearing Date: August 4, 2025**

*Canyon County Development Services Department*

### PLANNING DIVISION STAFF REPORT

**CASE NUMBER:** ZV2024-0005

**PROPERTY OWNER/APPLICANT:** Gregory Parker

**APPLICATION:** Variance – Greater than 33%

**LOCATION:** The subject property is located at 23023 Everrose Rd, Wilder, ID 83676 (Parcel R33213010A), also referenced as a portion of the NE ¼ of the SE ¼ of Section 6, Township 3N, Range 4W; BM; Canyon County, Idaho.

**ANALYST:** Emily Bunn, Principal Planner

**REVIEWED BY:** Dan Lister, Planning Supervisor

#### REQUEST:

The applicant, Gregory Parker, is requesting a variance to reduce the front setback requirement in the Agricultural ("A") zone from 30 feet (30') to 12 feet (12') for Van Slyke Road (found on the eastern boundary of the property). The applicant's goal with the front setback variance request is to be able to build an approximately 1,200 square foot shop 12' off the eastern boundary of the property and to bring the approximately 600 square foot unpermitted structure that is approximately 13' off the eastern boundary of the property in compliance with Canyon County's setback requirements.

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#### PUBLIC NOTIFICATION:

Courtesy Agency notice:	April 30, 2025
Agency Hearing Notice:	June 30, 2025
Neighbor notification within 600 feet mailed on:	June 30, 2025
Newspaper notice published on:	July 3, 2025
Notice posted on site on:	July 2, 2025

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#### 1. BACKGROUND:

Parcel R33213010A ("the subject property") is approximately 1.85 acres, zoned "A" (Agriculture), and has a future land use designation of Agricultural. This parcel was created via a building permit transfer case in 2014 (See **Exhibits B4 and B4.1** for Case No. AD2014-62 and Survey with Instrument No. 2015-22032).

The single-family residence onsite received a certificate of occupancy in June of 2022 (BP2021-0922). In 2024, the property owner received a section line setback waiver from Golden Gate Highway District

(GGDH#3) on the eastern property line from 70' to 12' per CCCO §07-10-19 (**Exhibit D2.1**). Although GGHD#3 waived the section line setback, Canyon County's front setback of 30' still applies unless a variance is approved to go down to 12'. The applicant turned in this variance application to waive the front setback from 30' to 12' on October 21, 2024.

In the fall of 2024, the property owner built an approximately 600 square foot structure without a building permit, approximately 13' from the eastern property line, that has a setback of 30'. Per email correspondence with the applicant, he believed that the structure was only considered to have a floor area of 200 square feet (which would have not required a building permit), but the building was inspected and found that by adding the awning onto the shed, it is considered to be approximately 600 square feet in total by Canyon County's Building Official. If the variance is approved, this would bring the building into compliance with Canyon County's setback requirements, but a building permit would be required to be submitted and approved (see **Exhibits A9 and A9.1**)

## **2. HEARING BODY ACTION:**

Pursuant to Idaho Code section 67-6516 (Variance), each governing board shall provide, as part of the zoning ordinance, for the processing of applications for variance permits. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest. Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration and the manager or person in charge of the local airport if the variance could create an aviation hazard as defined in section 21-501, Idaho Code. Denial of a variance permit or approval of a variance permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.

Pursuant to CCCO §07-02-03, a variance is a modification of the bulk and placement requirements of this chapter as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots.

Pursuant to CCCO §07-08-05, whenever the presiding party grants or denies a variance, it shall specify: (1) The ordinance and standards used in evaluating the application; (2) The reasons for approval or denial; and (3) If denied, what actions, if any, the applicant might propose to try to obtain the variance upon submission of a new application.

## **OPTIONAL MOTIONS:**

**Approval of the Application:** "I move to approve ZV2024-0005, Parker, finding the application meets the criteria for approval under Section 07-08-03 of Canyon County Code of Ordinances, with the conditions listed in the staff report, finding that; *[Cite reasons for approval & Insert any additional conditions of approval]*.

**Denial of the Application:** "I move to deny ZV2024-0005, Parker, finding the application **does not meet** the criteria for approval under Section 07-08-03 of Canyon County Code of Ordinances, *[cite findings for*

denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)).

**Table the Application:** “I move to continue ZV2024-0005, Parker, to a [date certain or uncertain].

### 3. HEARING CRITERIA

#### Variance Code Analysis (CCCO §07-08-03)

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-08-03(1)</b>	<b>A variance shall be granted in compliance with Idaho Code section 67-6516, and notice and an opportunity to be heard shall be provided to property owners adjoining the subject property.</b>
			<b>Staff Analysis</b>	Chapter 7, Article 8 of the Canyon County Code provides the variance process consistent with Idaho Code section 67-6516.  Per CCCO §07-08-01, a complete application with fees was accepted on October 21, 2024 ( <b>Exhibit A</b> ). The request requires a public hearing due to the proposal exceeding a 33% modification to the County setback requirements.  Noticing was completed per CCCO §07-05-01. Property owners within 600 feet were notified of the request and public hearing on June 30, 2025.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-08-03 (2)</b>	<b>The presiding party shall ask and answer the following questions in their FCOs:</b> <b>A. Will granting the variance be consistent with the comprehensive plan;</b> <b>B. Do characteristics of the site create an undue hardship; and</b> <b>C. Is the variance in conflict with the public interest?</b>
			<b>Staff Analysis</b>	A. The variance request from 30’ to 12’ would not make the property incompatible with the goals and policies in Canyon County’s 2030 Comprehensive Plan.  a. The 2030 Comprehensive Plan designates the future land use to be agricultural. The parcel is zoned “A” (Agriculture). The parcel was approved via an administrative land division application (AD2014-62).  B. The characteristics of the site <u>do not</u> create hardship:  a. Canyon County Code or Idaho Code does not define undue hardship for the purposes of a variance. Section 67-6516 states a variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site. The circumstances justifying the undue hardship must be “peculiar” to the property at issue ( <i>City of Burley v. McCaslin Lumber Co., 107 Idaho 906, 693 P.2d 1108 (1984)</i> ).  b. In the applicant’s letter of intent, the applicant states that due to the number of easements and restrictions the subject property has, it has limited the available areas to build the proposed shop. He also states Golden Gate Highway District No. 3 has no future plans for road widening ( <b>Exhibit D2.1</b> ), and his request would be consistent with the area, as the other properties nearby have shops and garages. See <b>Exhibit A2</b> for the full letter of intent. See <b>Exhibit A4.1</b> for the survey showing the location

			<p>of the irrigation easement located on the north half of the property. The property owner also added in an email on July 14, 2025 that the approximately 600-foot unpermitted structure for sheltering his goats was built at a considerable cost (\$17,000) and moving it to meet the 30' setback would "negate the original expenditure," the location was based upon Golden Gate Highway District's waiver, and was under the impression that adding an awning would not increase the size to over 200 square feet (<b>Exhibits A8 and A8.1</b>).</p> <p>c. Staff reached out to the applicant in April and May of 2025 to see if there were any other areas, such as the northwest corner of the property, south of the single-family residence on site, or if an addition to the house on site would be feasible. Staff also asked if reducing the size of the shop would be an option to meet setback requirements. The applicant offered the following (<b>Exhibit A8</b>):</p> <ol style="list-style-type: none"> <li>i. Placing the shop at the northwest corner property would block the front of the home, making it an eyesore and likely lowering property values.</li> <li>ii. Placing the shop in the southern part of the property would make it inaccessible and would require reconfiguring the fencing and irrigation for the livestock (goats) and would create a considerable expense.</li> <li>iii. Placing it closer to the single-family residence would require moving the propane line and incurring additional expenses.</li> <li>iv. Per a phone conversation with the applicant, decreasing the size of the shop is not desired at this time.</li> <li>v. Placing the shop further north of the requested area for the shop is not an option due to the septic and drain field.</li> <li>vi. Placing the shop on the west side of the house is not an option as that is where the domestic well has been placed.</li> </ol> <p>d. Staff does not find that the above reasons provide an undue hardship:</p> <ol style="list-style-type: none"> <li>i. Per the applicant, there are other areas on the property to build the shop (such as the northwest corner and the area south of the house), but are not desired as it would provide an expense, not be aesthetically pleasing, and difficult to access with a vehicle (<b>Exhibit A2 and A8</b>).</li> <li>1. Although the applicant finds that the shop would not be aesthetically pleasing and not in harmony with the neighborhood, the property directly to the west built their shop in the northwest of their property (likely due to the same irrigation easement as well) (<b>Exhibits B3 and B4.1</b>).</li> <li>2. Also, there is a property at the western end of Everrose Road with an accessory structure near the house similar to what the applicant is requesting, but it is a larger acreage (4.60 acres), which allowed for more room to build the structure (<b>Exhibits B3 and B4.1</b>).</li> <li>3. Canyon County also does not have any code for "views" or the aesthetics of a property that would support the applicant's request.</li> </ol>
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				<ol style="list-style-type: none"> <li>4. Reducing the size of the shop may be a viable option to meet setbacks, but the applicant is not interested in this option at this time.</li> <li>5. Although Golden Gate Highway District No. 3 waived the section line setback from 70' to 12', Canyon County's Front Setback of 30' for the "A" zone still applies. This is consistent for all parcels in the "A" zone and has been in effect since September 6, 1979, when the first Zoning Ordinance was passed.</li> </ol> <ol style="list-style-type: none"> <li>ii. The approximately 600-foot unpermitted structure could be altered to be under 200 square foot if the awning is removed. Additionally, an awning would have required a building permit if it was added onto a structure that was 200 square feet or above in fall of 2024 as it would increase the size of the structure to over 200 square feet in total (<b>Exhibit A8.1</b>).</li> </ol> <p>C. Property owners within 600 feet were notified of the request on June 30, 2025. One (1) comment was received in favor of the variance request (<b>Exhibit E1</b>).</p> <ol style="list-style-type: none"> <li>a. The shop and the 600-foot unpermitted structure would not be adjacent to another property, as the eastern property line abuts Van Slyke Road. Therefore, it appears that granting the variance request approval is not in conflict with the public interest.</li> </ol>
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#### 4. AGENCY COMMENTS:

Agencies including Southwest District Health, Homedale Fire District, Golden Gate Highway District No. 3, CenturyLink, Intermountain Gas, Idaho Power, Ziply, Boise Project Board of Control, Wilder Irrigation District, Canyon County Sheriff's Office, Canyon County's Emergency Management Coordinator, Canyon County Paramedics/EMT, Canyon County's Assessor's Office, Canyon County's Building Department, Canyon County's Code Enforcement Department, Canyon County Engineering Department, Canyon County's GIS Department, and Idaho Department of Environmental Quality were notified of the subject application.

Staff received agency comments from the Idaho Department of Environmental Quality and Golden Gate Highway District No. 3. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

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

#### 5. PUBLIC COMMENTS:

Staff received no written public comments by the materials deadline of July 25, 2025.

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

## **6. SUMMARY & RECOMMENDED CONDITIONS:**

In consideration of the application and supporting materials, staff concludes that the proposed plat vacation is **not compliant** with Canyon County Ordinance 07-08-03. A full analysis is detailed within the staff report.

Should the Hearing Examiner find the request compliant with 07-08-03, staff recommends the following conditions:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. Within 30-days of approval of this application, a building permit shall be applied for the unpermitted building found in the southeast corner of Parcel R33213010A (**Exhibits A9 and A9.1**).

## **7. EXHIBITS:**

### **A. Application Packet & Supporting Materials**

1. Master Application
2. Letter of Intent with Site Plan/Images of Property
3. Land Use Worksheet
4. Neighborhood Meeting Sign-in Sheet, Letter
5. Agency Acknowledgement
6. Parcel Tool Report – Dated May 2024
7. Deed
8. Email Correspondence with Applicant – April 29, 2025 – June 5, 2025
  - 8.1. Email Correspondence with Applicant – June 5, 2025- July 14, 2025
9. SI2025-0028 – Special Inspection Results from June 4, 2025
  - 9.1. Pictures from Special Inspection

### **B. Supplemental Documents**

1. Parcel Tool
2. Cases Maps/Reports
  - 2.1. Aerial
  - 2.2. Small Ortho 1-Mile
  - 2.3. Vicinity
  - 2.4. Zoning and Classification
  - 2.5. Subdivisions with Report
  - 2.6. Canyon County Future Land Use 2030
  - 2.7. Notification Map
3. Aerial Imagery of Everrose Rd
4. Director's Decision with Case #AD2014-62
  - 4.1. Survey with Instrument No. 2015-22032

### **C. Site Visit Photos: June 9, 2025**

### **D. Agency Comments Received by: July 28, 2025**

1. Idaho Department of Environmental Quality; Dated May 5, 2025
2. Golden Gate Highway District Email; Received: June 3, 2025
  - 2.1. Golden Gate Highway District Waiver Letter; Received June 3, 2025 (dated February 5, 2024)

### **E. Public Comments Received by: July 28, 2025**

1. Sharon Burdine; Received: July 7, 2025

2. Gregory Parker (Applicant) Presentation for Public Hearing – Received July 24, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Hearing Examiner

Case# ZV2024-0005

Hearing date: August 4, 2025



Exhibit A1

**VARIANCE >33%**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Gregory Parker	
	MAILING ADDRESS: 23023 EverRose Rd. Wilder, ID 83676	
	PHONE: 714-271-6924	EMAIL: grogstoo@gmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Gregory Parker</u> Date: <u>8/29/2024</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Same as above	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 23023 EverRose Rd. Wilder, ID 83676	
	PARCEL NUMBER: R33213010A	
	PARCEL SIZE: 1.85 ac	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>ZV2024-0005</u>	DATE RECEIVED:	<u>10.21.24</u>
RECEIVED BY:	<u>Emily Bunn</u>	APPLICATION FEE:	<u>950</u> CK MO CC CASH

From: Gregory Parker  
23023 EverRose Rd.  
Wilder, ID 83676  
Ph# 714-271-6924

Dear Canyon County Planning and Zoning,

I am proposing the construction of a modest 30x40 foot shop/garage on my property adjacent to my existing home in Wilder. I plan to have basic 110 electricity for lighting and outlets. There will be no plumbing or running water. While I plan to have it insulated, there will be no AC or heating.

My proposed location of the shop requires relief from a 30-foot offset along Van Slyke Road in Wilder. Because of the onerous number of easements and restrictions, my property has been squeezed to the point of limiting my available options. As things are now, I am prohibited from making any improvements to my property, thus creating a hardship. I have outlined the circumstances below.

I approached the Golden Gate Highway District regarding my plans. They recognized the hardship and granted a 12-foot setback from the property line along Van Slyke. There are no future plans for road widening. The letter from Golden Gate is included.

I have also included arial photographs of the area. I live on farmland and not on a busy street. There are farms which immediately border to the north and south of my property and horse ranches immediately to the East. I have only one bordering neighbor, on the west side of me, and 9 homes in the entire neighborhood. What I am proposing is consistent with my neighborhood. Everyone has a shop\garage on their property. What I am planning is a modest addition to my property which will be consistent with the rest of the neighborhood.

My property does not have an HOA, it is not in a flood zone, and is not part of a scenic byway.

In recognition of the hardship outlined above, I am requesting that Canyon County align with the recommendation of the Golden Gate Highway District and modify the existing setback along Van Slyke Road to 12 feet from the property line.

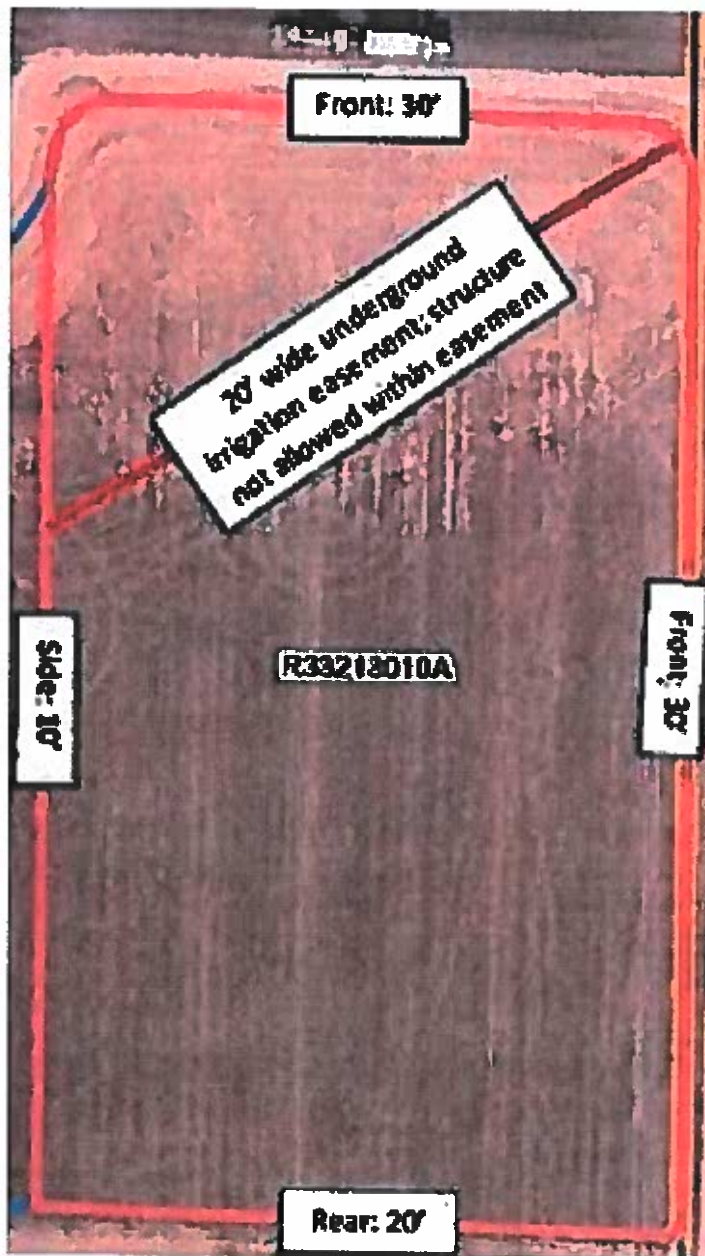
I am open to meeting onsite at your convenience, which I believe would allow you to clearly visualize the hardship and demonstrate my modest request.

Thank you for your consideration.

Sincerely,  
Gregory Parker

### Easements and restrictions:

The picture below describes the various easements on my property. You can see because of the easement of the irrigation pipe running from the Northeast corner diagonally to the west property line, the entire Northern half of my property is unusable. Additionally, the replacement drainage/leach field is located toward the Northeast corner making this area not possible to build upon.



### Proposed Location

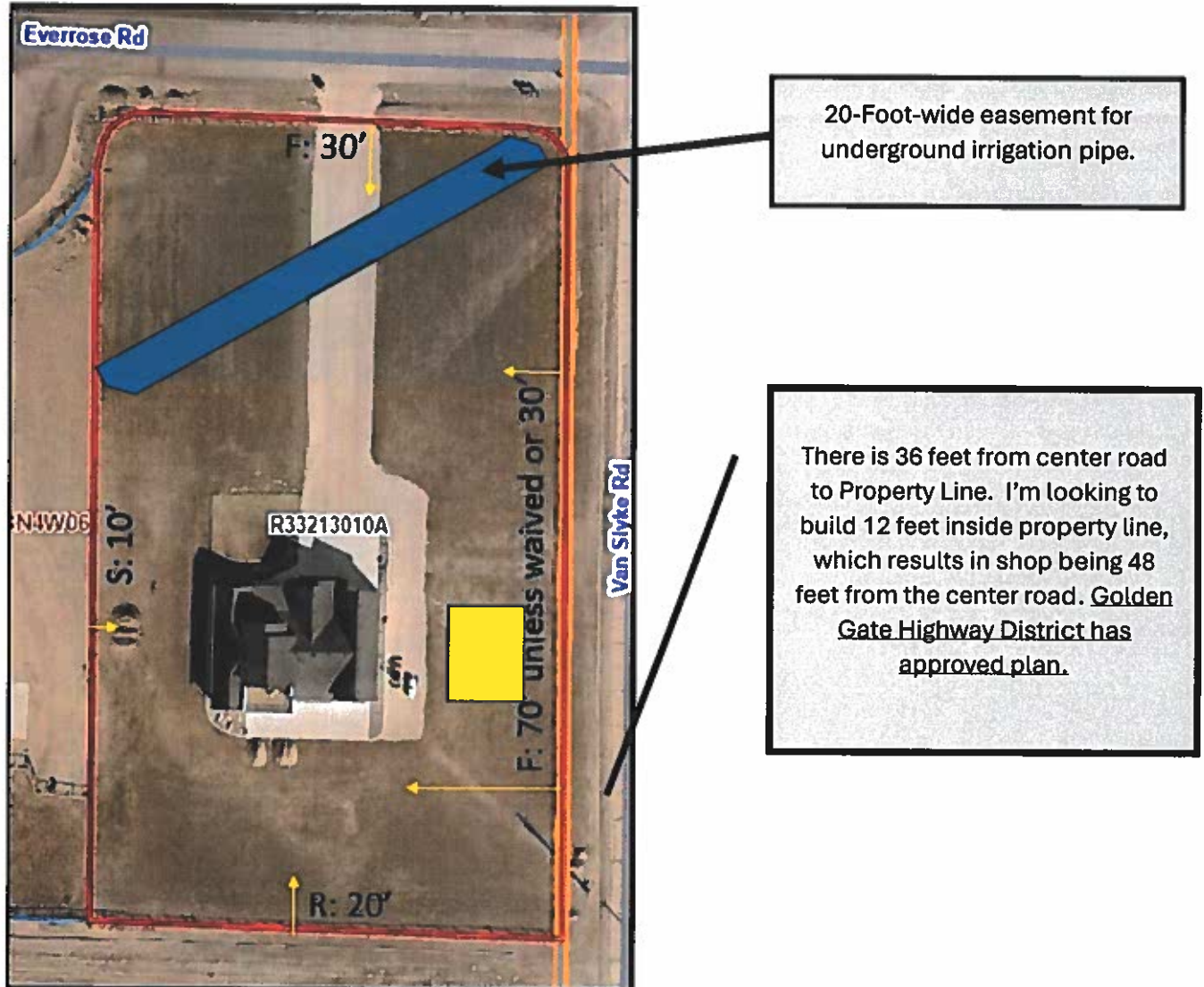


September 12, 2024

This proposed shop (30x40) location is shown below in the yellow box and is close to scale.

The area immediately behind the house to the south, while physically feasible for the shop would be very complicated to access from EverRose Rd. and is not possible. I looked into access from Van Slyke during construction of my home, but it was denied.

The proposed location in Yellow is the only reasonable location; but I will need the County to give me relief on the setback from 30 to 12 feet.

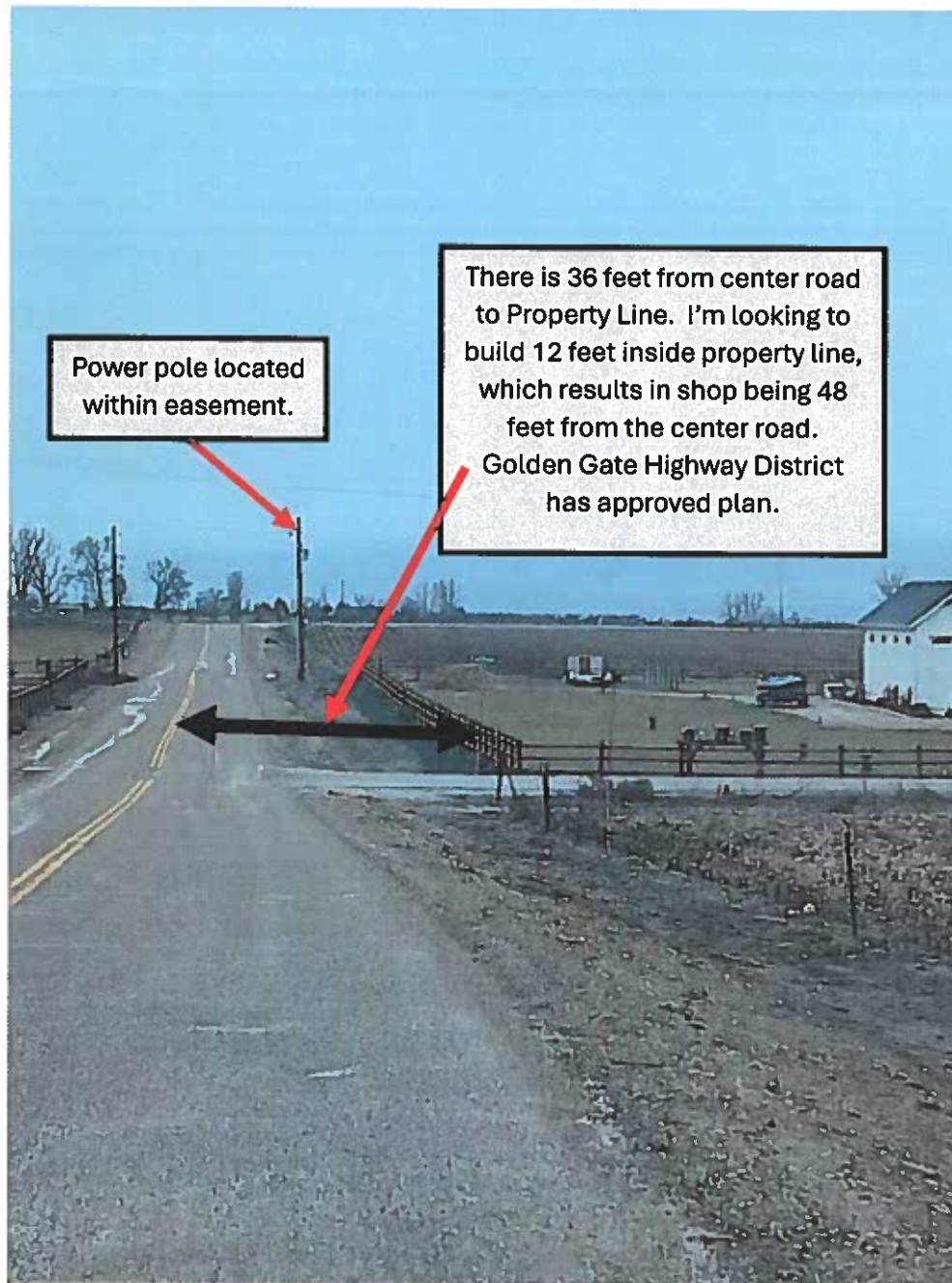




## **Perspective**

Below provides a better perspective of my request. You can see there is already a significant distance between Van Slyke Road and the property line denoted by the pole fence. There is already a power pole situated within the easement. Additionally, the neighbor directly across the street has an easement half of the easement that I have, which seems arbitrarily inconsistent. Note also, that I am in the middle of farmland.

I am asking for permission to build 12 feet from the inside of the pole fence shown below, which would still leave at least 35 feet from the edge of the road.





There will be 48 feet from center road to where the proposed shop would be (orange box). 12 feet inside the fence. Note that my neighbor across the street was granted half of the easement, which was imposed on my property.

This proposed location will have no impact on my neighbors or surrounding area. It is not on a scenic byway.





# LAND USE WORKSHEET

Exhibit A3



## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633

### LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

***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? None. Existing well. Nothing additional proposed.

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☒ N/A – Explain why this is not applicable: Already installed. Nothing additional proposed

**3. IRRIGATION WATER PROVIDED VIA:**

- ☐ Surface ☒ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:** Nothing new proposed

- ☐ 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: Pole fence already in place Height: 4 ft

**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)

There is a nearby canal which feeds irrigation for all the neighbors

**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** NONE

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

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

Date: August 5<sup>th</sup>, 2024

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a variance of a county offset to build a 1200sq garage\shop within my property. 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:** August 29th 2024

**Time:** 12pm Noon

**Location:** 23023 EverRose Rd. Wilder, ID 8366

**Property description:** Home of Greg and Dina Parker

The project is summarized below:

1200sq (40x30) Garage\shop build adjacent to home. Asking Canyon County for relief from an imposed offset.

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 714-271-6924.

Sincerely:

Greg and Dina Parker



## 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: 23023 EverRose Rd.

Parcel Number: R33213010A

City: Wilder

State: IDAHO

ZIP Code: 83676

Notices Mailed Date: 8/6/2024

Number of Acres: 1.85

Current Zoning:

Description of the Request: Reduce offset from 30 to 12ft to build a shop/garage.

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Gregory Parker

Company Name:

Current address: 23023 EverRose Rd.

City: Wilder

State: ID

ZIP Code: 83676

Phone:

Cell: 714-271-6924

Fax:

Email: Grogstoo@gmail.com

#### MEETING INFORMATION

DATE OF MEETING: 8/29/2024

MEETING LOCATION: On Site

MEETING START TIME: Noon

MEETING END TIME: 1pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. **NOBODY ATTENDED THE MEETING**

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):**

Gregory Parker  
\_\_\_\_\_

**APPLICANT/REPRESENTATIVE (Signature):** Gregory Parker

**DATE:** 8 / 29 / 2024





## Exhibit A5

### AGENCY ACKNOWLEDGMENT

Date: Applicant: Gregory Parker 9/12/2024  
Parcel Number: R33213010A  
Site Address: 23023 EverRose Rd. Wilder, ID 83676

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

☐ Applicant submitted/met for informal review.

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

#### **Highway District:**

District: Golden Gate (see attached letter)

☒ 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

# FINAL/AS-BUILT - Subsurface Sewage Disposal



Public Health  
Prevent. Promote. Protect.

Idaho Public Health Districts

**SOUTHWEST DISTRICT HEALTH**

13307 Miami Lane  
Caldwell, Idaho 83607  
(208) 455-5300

Permit #: 007476

Date Rcvd: 01/17/2022

Parcel #: 33213010A

Applicant's Name: Bill Pugh

Owners Name: Greg Parker

Property Address: 23023 Everrose Rd, Wilder ID 83676

EHS: Anthony Lee

Legal Description:

Township: 3N

Range: 4W

Section: 6

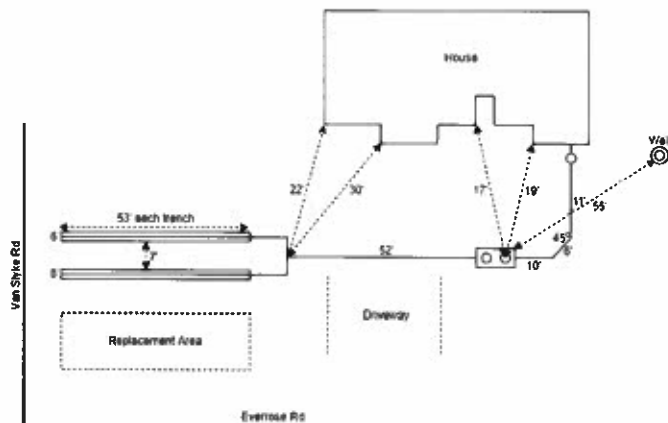
Lot: A

Lewis Dean  
Daystar Excavation, Inc  
(208) 941-1507  
1-1087

12/20/21  
23023 Everrose Rd  
Permit #007476

Tank: 43 6241559N  
-116 8530133W  
DF: 43 6241214N  
-116 8527961W

Infiltrator  
1000 Gallons  
Thueson Sand & Gravel  
Martin Pit  
36 yds of gravel  
24" riser to grade  
48" depth of system  
6" gravel under pipe  
636 square feet



System Type: <b>Gravel Drainfield</b>	Gravel (Yards): <b>36 (Martin Pit)</b>
System Mfg: <b>N/A</b>	Sand (Yards): <b>N/A</b>
Septic/ Trash Tank (Gal): <b>1000</b>	Installation Depth (Inches): <b>48</b>
Septic/ Trash Tank Mfr: <b>Infiltrator</b>	Date Installed: <b>12-20-2021</b>
Depth to Tank Lid (inches): <b>To grade</b>	Rock Under Pipe (Inches): <b>6</b>
Standpipe/ Riser (inches): <b>24</b>	Riser Longitude: <b>-116.8530133W</b>
Pump Tank (gallons): <b>N/A</b>	Riser Latitude: <b>43.6241559N</b>
Pump Tank (Mfg): <b>N/A</b>	Well Installed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Drainfield Width (Ft): <b>6</b>	Distance to Tank Ft: <b>55</b>
Drainfield Length (Ft): <b>106</b>	Distance to Drainfield (Ft): <b>112</b>
Drainfield Area Installed ( Sq. Ft.): <b>636</b>	Valve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Effective Area (Sq. Ft.): <b>636</b>	Dist-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Drop-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.	

Technical Allowance Granted: ☐ Yes ☒ No  
Comments:

Installer Name: Daystar Excavation, Inc  
Installer Number: 1-1087

Signature: Unavailable  
Date: 01/17/2022

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.  
OFFICIAL USE ONLY

☒ As-Built provided by EHS  
☐ As-Built provided by Installer

Anthony Lee Digitally signed by Anthony Lee  
Date: 2022.01.17 10:20:39 -0700

EHS Final Inspection Signature

035

EHS Code

01/17/2022

Date

Permit #: 007476

01/17/2022

## Emily Bunn

---

**From:** Tom Ritthaler <tritthaler@boiseproject.org>  
**Sent:** Thursday, October 10, 2024 9:14 AM  
**To:** Emily Bunn  
**Subject:** RE: [External] Re: Variance Application

Emily,

Boiser Project has no concerns with this project at this time. We always require official notice from the county before we give any response due to how many inquiries we receive from multiple counties. That is are only way of knowing it is a legitimate request.

Thanks,  
Tom

Thomas B Ritthaler  
Assistant Project Manager  
Boise Project Board of Control  
2465 Overland Rd.  
Boise, Idaho 83705  
208-344-1141



---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Wednesday, October 9, 2024 1:38 PM  
**To:** Tom Ritthaler <tritthaler@boiseproject.org>  
**Subject:** FW: [External] Re: Variance Application

Hello,

I wanted to touch base on the below application Greg Parker is turning in.

At Canyon County part of our public hearing application process is the property owner/applicant has to go the agencies that have jurisdiction over their parcel and talk to them about their project so they have knowledge of any agency requirements before they apply through our department.

I understand you were hesitant to put something in writing to Mr. Parker about his proposed variance project. If the irrigation district has no comment at this time or would rather just acknowledge that you have chatted with Mr. Parker about this project, that is fine. If you are comfortable, you can provide any comments you may have on this project by replying to this email, and I can include it with his application.

Please let me know if you have any questions,



Emily Bunn,  
Associate 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:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Wednesday, October 2, 2024 4:26 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: Variance Application

Hi Emily,  
I contacted the Boise irrigation district and talked to Tom Ritthaler. He said the request to put something in writing would need to come from you or someone from Canyon County. He did reiterate what Tony from Wilder said. That there is no problem at all with what I'm trying to do on my property as there is nothing in my vicinity, which is of concern to the irrigation district. Tom's email and phone number is below if you want to contact him. They will provide me with nothing in writing unless the request comes directly from the county. He asked that you contact him directly if necessary.

Tom Ritthaler: [TRitthaler@boiseproject.org](mailto:TRitthaler@boiseproject.org) Tel: (208)344-1141

Also, I emailed the Homedale fire department again. No response as of this writing.

Thank you,  
Greg Parker  
714-271-6924

On Tue, Oct 1, 2024 at 11:19 AM Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)> wrote:

Hi Emily  
I asked Tony for something in writing and he said he doesn't do that and that I'd have to go to the Boise office for that. I'll call them today. I will send the email again to Homedale fire too.

Thank you  
Greg

On Tue, Oct 1, 2024, 10:41 AM Emily Kiester <[Emily.Kiester@canyoncounty.id.gov](mailto:Emily.Kiester@canyoncounty.id.gov)> wrote:

Thank you, I appreciate the update.

If you could please get the irrigation district's comment in writing (such as an email from them), that would be great.

## Emily Bunn

---

**From:** Greg Parker <grogstoo@gmail.com>  
**Sent:** Monday, October 21, 2024 11:44 AM  
**To:** Emily Bunn  
**Subject:** [External] Fwd: Shop

Hi Emily,

See email below from the Homedale Fire district approving the job site. Please include it with my application. I believe this was the last piece I was missing? Please let me know the next steps.

Thank you,  
Gregory Parker  
714-271-6924

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

**From:** Homedale Fire District <[homedalefd@gmail.com](mailto:homedalefd@gmail.com)>  
**Date:** Fri, Oct 18, 2024 at 4:12 PM  
**Subject:** Shop  
**To:** [grogstoo@gmail.com](mailto:grogstoo@gmail.com) <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

Homedale Fire District Approves Building Site! Thanks Chief Uria

# Golden Gate Highway District No. 3

Commissioners: Ed Leavitt, Andy Bishop, Fred Sarceda

February 5, 2024

To: Canyon Co. Development Services  
RE: Setback Waiver for Parcel R33213010A  
23023 Everrose Rd. Wilder, Idaho

The 70-ft Section line Setback is partially waived from the North South line of Section 6, R4W, T3N. It is recommended by the Highway District that the setback be reduced to 12-ft measured from the East Section Line of Section 6 for a proposed outbuilding. Van Slyke Rd. is under the jurisdiction of GGHD3 and is a 50-ft prescriptive right-of-way 25-ft each way of centerline.

The current homeowner is proposing to build a house on parcel R33213010A (23023 Everrose Rd), Wilder, Idaho.

Sincerely,

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

# R33213010A PARCEL INFORMATION REPORT

5/28/2024 8:29:33 AM

**PARCEL NUMBER:** R33213010A

**OWNER NAME:** PARKER GREGORY

**CO-OWNER:** PARKER GERALDINE

**MAILING ADDRESS:** 23023 EVERROSE RD WILDER ID 83676

**SITE ADDRESS:** 23023 EVERROSE RD

**TAX CODE:** 0770000

**TWP:** 3N **RNG:** 4W **SEC:** 06 **QUARTER:** SE

**ACRES:** 1.85

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:** No

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** GOLDEN-GATE HWY

**FIRE DISTRICT:** HOMEDALE FIRE

**SCHOOL DISTRICT:** HOMEDALE SCHOOL DIST

**IMPACT AREA:** NOT In Impact Area

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

**FLU Overlay Zone Desc 2030:** INTENSIVE AGRICULTURE OVERLAY

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** INTENSIVE AGRICULTURE OVERLAY \ AG

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

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0350F

**WETLAND:** NOT In WETLAND

**NITRATE PRIORITY:** ADA CANYON

**FUNCTIONAL Classification:** NOT In COLLECTOR

**INSTRUMENT NO. :** 2021068104

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 06-3N-4W SE TX 19425 IN NESE

**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.



8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

**2021-068104**  
RECORDED  
**09/30/2021 12:34 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 MBROWN \$15.00  
TYPE DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

File No. 783421 GK/DM

### QUITCLAIM DEED

For Value Received

Gregory A Parker and Geraldine E Parker, Co-Trustees of the Parker Living Trust, dated February 17, 2021, and his/her/their successor trustee(s) in interest

do hereby convey, release, remise and forever quit claim unto

Gregory Parker and Geraldine Parker, husband and wife

whose address is 5571 Cuba Circle, CA, Buena Park, 90620

the following described premises, to-wit:

A parcel of land being all of Parcel A as shown on that certain Record of Survey recorded as Instrument No. 2019- 006118 in the Office of the Canyon County Recorders, being a portion of the N ½ of the SE ¼ of Section 6, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8-inch diameter iron pin with illegible cap marking the NE corner of said N ½ of the SE ¼, (East ¼ corner), said corner bears South 00°20'03" West, a distance of 2805.20 feet from a found 3-inch diameter County Surveyor brass disk stamped "LS 627 1962" marking the NE corner of Section 6;

thence along the Easterly boundary of said N ½ of the SE ¼, South 00°19'54" West, a distance of 220.78 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking a point on the Easterly boundary of said Parcel A and also being the Point of Beginning; thence continuing along the Easterly boundary of said N ½ of the SE ¼ and East boundary of said Parcel A,

South 00°19'54" West, a distance of 352.53 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking the SE corner of said Parcel A; thence along the South boundary of said Parcel A,

North 88°08'16" West, a distance of 217.21 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking the SW corner of said Parcel A; thence along the West boundary of said Parcel A,

North 00°19'54" East, a distance of 345.53 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking the NW corner of said Parcel A and the beginning of a non-tangent curve left; thence along the North boundary of said Parcel A the following courses and distances:

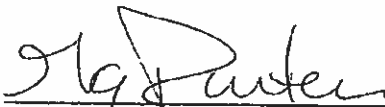


Thence along of a curve to the left a distance of 9.51 feet, a radius of 65.00 feet, a central angle of  $08^{\circ}23'12''$ , the long chord of which bears North  $14^{\circ}11'22''$  East, a distance of 9.51 feet to a set 1/2-inch diameter iron pin stamped "CLS PLS 7732" being a point of reverse curvature; thence along of a curve to the right a distance of 28.58 feet, a radius of 20.00 feet, a central angle of  $81^{\circ}51'58''$ , the long chord of which bears North  $50^{\circ}55'45''$  East, a distance of 26.21 feet to a set 1/2-inch diameter iron pin stamped "CLS PLS 7732"; thence

South  $88^{\circ}08'16''$  East, a distance of 175.20 feet to a set 1/2-inch diameter iron pin stamped "CLS PLS 7732"; thence along of a curve to the right a distance of 30.88 feet, a radius of 20.00 feet, a central angle of  $88^{\circ}28'08''$ , the long chord of which bears South  $43^{\circ}54'10''$  East, a distance of 27.90 feet to the Point of Beginning.

together with their appurtenances.

Dated: September 29, 2021

  
\_\_\_\_\_  
Gregory A. Parker, Co-Trustee

  
\_\_\_\_\_  
Geraldine E. Parker, Co-Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on 9/30/2021 by Gregory A Parker and Geraldine E Parker, as Co-Trustees of The Parker Living Trust.

\_\_\_\_\_  
Signature of notary public  
Commission Expires:



GREG S. KESTER  
Residing in: Boise, ID  
Commission Expires: 03/17/2027

**Emily Bunn**

---

**From:** Greg Parker <grogstoo@gmail.com>  
**Sent:** Thursday, June 5, 2025 10:31 AM  
**To:** Emily Bunn  
**Subject:** Re: [External] Re: ZV2024-0005

The hearing date is fine.

Greg++

On Thu, Jun 5, 2025, 8:44 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

My email below was my general understanding of how square footage was calculated, but our office could not fully tell how the structure was built without the inspection, which is why we had the inspection done.

If you have any questions about how the building department came to this determination, please reach out to Tom Crosby (Building Official) with any questions at his email below or by phone 208-455-5980.

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:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Wednesday, June 4, 2025 5:34 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: ZV2024-0005

Emily

You told me in the previous email the awning is not part of the square footage. You knew the awning exceeded beyond the shed, which I told you was 200sf, before you sent the inspector. Additionally the inspector said this should not be a problem. So, I am confused.

Greg

On Wed, Jun 4, 2025, 5:15 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

Attached is the special inspection report from today. As you can see on the notes, by adding the roof structure, it has pushed the square footage over the 200 square foot mark.

The remedy to this would be applying for a building permit and getting the variance approved as the structure does not currently meet the front setback of 30'. Therefore, I will add your shed your variance report to vary the front setback from 30' to 12'. If the variance is approved, then you would need to apply for a building permit. If it is not approved,

then we would ask you move the building to meet setbacks and apply for a building permit or alter the building to fall under 200 square feet. If you do not, then this would become a building violation.

If you have any specific questions about the square footage measurement, please feel free to contact Tom Crosby (our building official) at the following email address: Tom Crosby [Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)

Also, I am looking at scheduling your case for August 4<sup>th</sup> for the Hearing Examiner at 1:00 p.m. Does that work for you?

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:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Tuesday, June 3, 2025 10:37 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: ZV2024-0005

I just measured the whole thing and it is 10x20; however, over half of it is not enclosed and has no floor, it's just dirt. It's an animal shelter where we keep our goats. The actual shed part with the door is about 80sq. The rest is open. I have a picture (attached) of it before I added awnings. It gets so hot in the summer, I felt sorry for my goats and wanted to give them some relief.

The inspector is welcome to come out today if you still think it is warranted. I am working today and in meetings, so if you could let me know about what time, it would be helpful.



On Tue, Jun 3, 2025 at 9:43 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Thank you for the info about the placement.

Thank you for the information about the building. We did some measurements on our map and it looks the building may be over 200 square feet with the awning added. Like you said below, the awning wouldn't count towards the square footage, but we would like to confirm it for our records especially as your property is going to hearing soon for the variance. Do you mind if a building inspector stops by today or later this week to do quick measurement? If so, let me know when a good time would be for them to stop by.

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:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Monday, June 2, 2025 7:33 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: ZV2024-0005

The northwest side would completely block the front of my house. I know my neighbor did that, but because of the easement. I can't block the front of my house with a shop. That would be terrible.

The shed is just under 200sf. They brought it on a flatbed from a shed store and set it down with a forklift. I added an awning later for shade. But the structure itself is 200sf.

Greg++

On Mon, Jun 2, 2025, 5:10 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Thank you for the visual. Have you considered making the shop smaller to meet setbacks? Or possible on the northwest side ?

Also, our maps just updated for imagery from fall 2024 and it shows a new structure was built in the southeast corner.... I do not see that this structure meets setbacks or a building permit was pulled. Did you pull a permit? Any structure over 200 square feet requires a building permit.



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:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

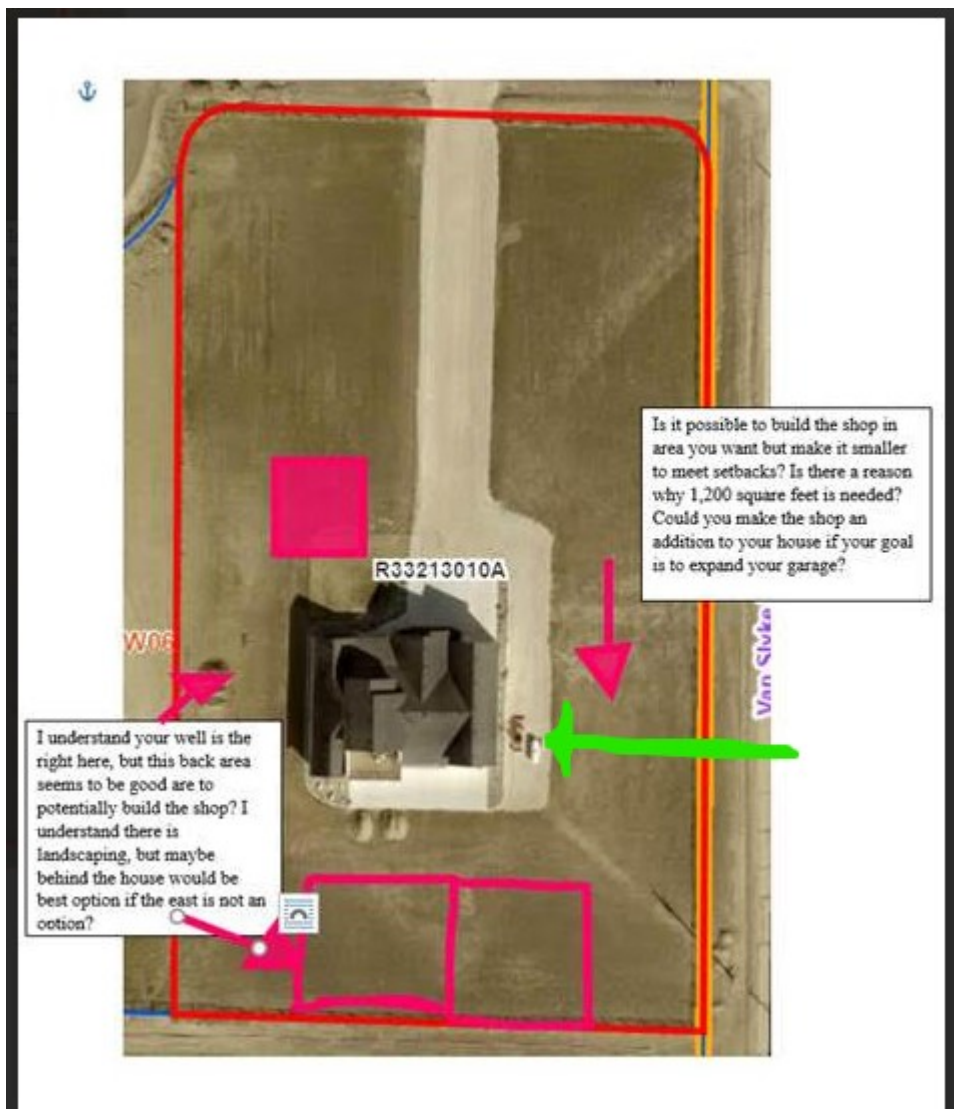
**Sent:** Monday, June 2, 2025 4:50 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

On the map you provided, it is just to the right of the house. There is a propane line running underground from the tank to the house. I drew a green arrow on your map showing where the propane tank is located.



Thank you,

Greg++

On Mon, Jun 2, 2025 at 4:05 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Thank you for the information.

Can you show me on a map where the propane line is?

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:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Monday, June 2, 2025 3:56 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

Although by the county's metrics this may not be considered a hardship, the time\money\effort involved for me to re-configure my property would be too great. As it is, the contractor has raised his prices \$20K since I started this process last year, which makes this even harder for me. Your other suggestion of moving it closer to my home might be doable, but I would still need to move and reroute my propane line. I'm not sure of the expense involved with that or where I could move it to. I imagine that has its own offsets and requirements. With a 12 foot offset, I would not have to move the propane.

Thank you,

Greg Parker

On Mon, Jun 2, 2025 at 11:47 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

I wanted to see if you had any other information to provide for your case before I start drafting the report? I remember last time you saying you may look at your property a bit more for a different configuration?

Thank you,



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, May 13, 2025 9:38 AM  
**To:** 'Greg Parker' <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Subject:** RE: [External] Re: ZV2024-0005

Hello,

The side setback would be 10'

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Tuesday, May 13, 2025 9:23 AM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

What is the setback on the West side (next to my neighbor) ?

Thank you,

Greg Parker

On Mon, May 12, 2025 at 8:46 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

Yes you can call me today. I should be available most of the day, but if I am away from the desk, go ahead and leave a voicemail.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Sunday, May 11, 2025 3:29 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

Thank you for the info.

I currently have the southern area configured for fencing and irrigation for livestock. Building the shop behind the house to the south would be a considerable expense at this point to reconfigure my whole property; However, you did give me some ideas about the eastern side, which might be feasible.

If what I'm thinking works, it could possibly meet county guidelines. Is there a good time, which I can call you to discuss?

Thank you,

Greg Parker

714-271-6924

On Thu, May 8, 2025 at 9:54 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

I got your voicemail about criteria Canyon County looks at when considering a variance and it is as follows:

**07-08-03: CRITERIA:**

(1) A variance shall be granted in compliance with Idaho Code section 67-6516, and notice and an opportunity to be heard shall be provided to property owners adjoining the subject property.

(2) The presiding party shall ask and answer the following questions in their FCOs:

A. Will granting the variance be consistent with the comprehensive plan;

B. Do characteristics of the site create an undue hardship; and

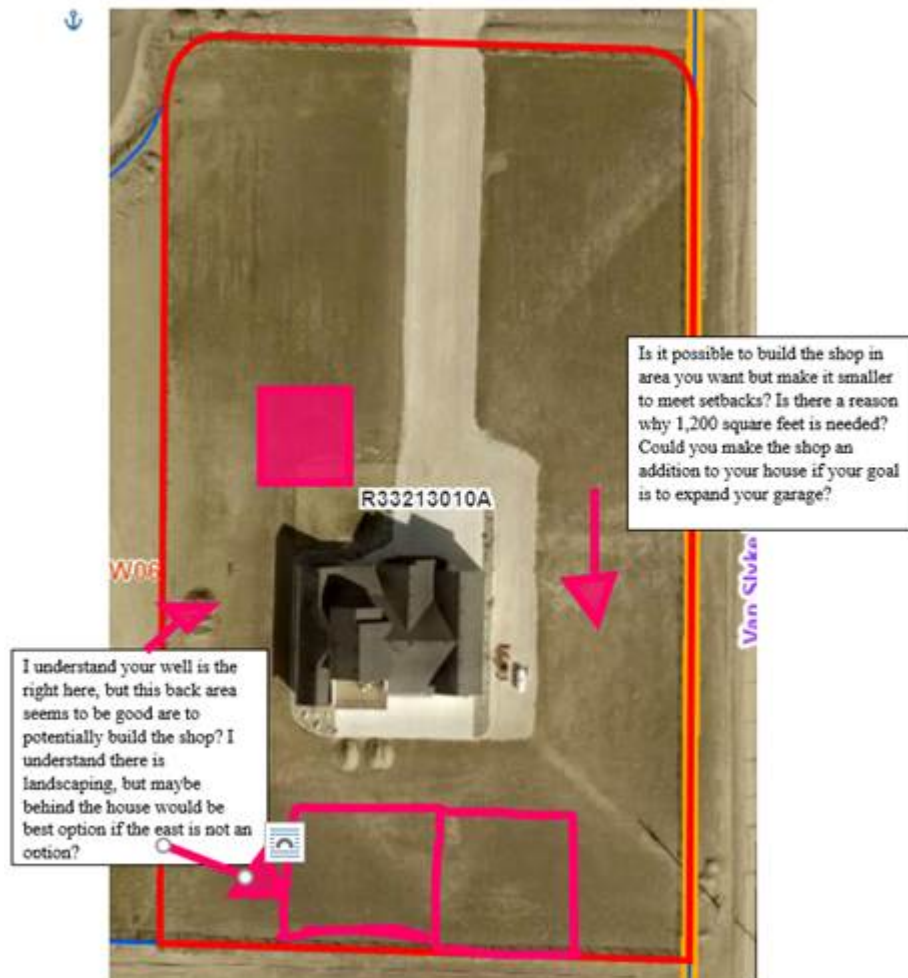


C. Is the variance in conflict with the public interest? (Ord. 10-006, 8-16-2010)

The criteria that is the hardest to prove generally is that the site creates an undue hardship. For example, if there is no other area on your property to build a shop so the only place you can build the shop is to the east, then this may create circumstances where a variance is favorable. From what I am seeing, if you made the shop smaller, built it behind your house, or to the northwest of the house, these will likely all be viable options to help you achieve building a shop and meeting Canyon County's code on setbacks.. I understand in your email below you state that it would not be in harmony with the neighborhood and would not be aesthetically pleasing, but I am noticing the neighbor next to you has a shop in to the northwest portion of their property. The property further down the road on EverRose Rd appears to have shop east of the house, but they configured their shop in a way that met setbacks.

I encourage you to provide more evidence if you feel like it will help your case.

See below for options and questions I have about certain placements on the property



Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Emily Bunn

**Sent:** Tuesday, May 6, 2025 5:02 PM

**To:** 'Greg Parker' <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Subject:** RE: [External] Re: ZV2024-0005

Hi Greg,

Unfortunately no. I understand your reasoning for placing the shop in the area due to the aesthetics of the property, but unfortunately we do not have anything in our code that supports a variance due aesthetics reasons. You can definitely provide more information if you feel it will help your case.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Tuesday, May 6, 2025 11:18 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

I wanted to inquire as to whether my latest communication was sufficient for you to recommend approval. I could provide additional details on accessibility or landscape challenges if needed or helpful.

Thank you,

Greg Parker

714-271-6924

On Wed, Apr 30, 2025 at 4:14 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

You would need to chat with Bob on your question. I did not talk to him about road widening, just right-of-way dedication.

Also, I forgot to mention, the variance is only a one (1) public hearing process. So if approved or denied by the Planning and Zoning Commission, it would not go to the Board of Canyon County Commissioners unless the decision was appealed.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Wednesday, April 30, 2025 3:50 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Awesome, thank you so much!

I would take that to mean no road widening for the foreseeable future. Or at least nothing is planned. Is that a reasonable assumption?

Greg

On Wed, Apr 30, 2025, 3:12 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Thank you for the added information.

I did talk to Bob Watkins over at Golden Gate Highway District No. 3 and he said his waiver would be the same that he had discussed with you previously.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Wednesday, April 30, 2025 11:49 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** [External] Re: ZV2024-0005

**Dear Emily,**

I am reaching out to you with deep conviction regarding the placement of my shop. While it may be physically possible to position it elsewhere than I have proposed, doing so would not only be unreasonable but also detrimental—to both my home and the neighborhood that my wife and I care for so deeply.

Our home sits on a prominent corner lot, the very first house seen upon entering the neighborhood. It sets the tone, offering warmth and pride to all who pass by. For years, we have poured our hearts into making our home and landscape not just beautiful but a reflection of the community's character. Neighbors frequently compliment our efforts, and we take great pride in maintaining a property that benefits not only us but everyone who calls this neighborhood home.

To force the shop into an ill-fitting location would create aesthetic and functional hardships—not just for us, but for the entire area. Placing it in the southern section, behind our home, would make it inaccessible and therefore functionally worthless. It would require navigating around the house, approximately the length of a football field, avoiding an above ground propane tank, before getting to this location. Aesthetically, it would also look entirely out of place and awkward in this location. If it were to be situated to the northwest, pushed far enough to avoid the edge of the irrigation easement, it would block the front of our home, making it an eyesore and likely lowering property values for us and our neighbors.

While some may argue that aesthetic concerns should be secondary, I strongly believe that in a neighborhood—a shared community—visual harmony matters. My wife and I are not the kind of people who think only of ourselves; we are deeply invested in the well-being and attractiveness of the area as a whole. The location we propose is the most logical, the most functional, and the most considerate for everyone involved.

I understand that proof in such matters can be difficult, as aesthetics can feel subjective. However, every other placement would be unreasonable, not functional, and appear random.

I sincerely hope you will recommend this proposal to the commission positively. If there is anything I can do to make this decision easier for you, please do not hesitate to let me know.

Thank you for your time, your understanding, and your thoughtful consideration.

Sincerely,

Gregory Parker

714-271-6924

On Tue, Apr 29, 2025 at 1:56 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

I am the planner assigned to your variance case for your property on 23023 Everrose Rd, Wilder, ID 83676.

I appreciate your patience in waiting for your application to get assigned to a planner.

I reviewed your letter of intent and am concerned about your request proving hardship due to there being room on your property to build the shop/garage behind your residence and in the northwest part of your property. For your information, you can build up to the 20' irrigation easement, just not within the 20' easement. If you have any additional information to add to your application on why those areas are not possible, please feel free to do so. If I do not receive any information proving a hardship for building in those areas, my staff recommendation to the Planning and Zoning Commission and Board of Canyon County Commissioners will likely be denial.

I will be sending out the 30-day agency notice this week for your case. Once the notice period is up, I will be able to give you a better idea of when I can bring the case to the Planning and Zoning Commission for the first hearing.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department



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Emily Bunn

---

**From:** Greg Parker <grogstoo@gmail.com>  
**Sent:** Monday, July 14, 2025 11:25 AM  
**To:** Emily Bunn  
**Cc:** Tom Crosby  
**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

After further consideration, my wife and I have decided to move forward with the application for the shop and hearing on August 4th. I will send materials for the hearing by July 25<sup>th</sup> as requested.

Pursuant to the addition of the goat shelter to the application, I would ask for leniency in the offset because of the following hardship:

The goat shelter is already built and at a considerable cost. Approximately \$17,000. Not only would removal negate the original expenditure, but to rebuild it again would be another expenditure approaching what I've already spent. Its current location was selected based upon approval by the Golden Gate highway district, who gave the impression that they have jurisdiction in this area. The original structure is 200sq and we were informed that adding a shade overhang would not require a permit.

Thank you,

Greg Parker

On Mon, Jul 7, 2025 at 8:48 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

Thank you for letting me know about withdrawing your case. Are you planning on working with the building department on the structure that was built on the western boundary? I ask because at this time, this structure does not meet setbacks and is over the 200 square foot mark per our Building Official (meaning it requires a building permit). If you choose to withdraw the variance, the structure will either have to be removed from the property or would need to be adjusted to be 200 square feet or below. If the variance were to be potentially approved for the structure, then the structure would meet the front setback and then you can work with the building department on applying for a building permit. I have CC'd Tom Crosby (our Building Official) on this email so he can answer any questions you have on the building side of questions.

I will wait to formally withdraw your case until I get your answer on the above.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Sunday, July 6, 2025 6:51 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Dear Emily,

Hope you had a nice long holiday weekend.

My wife and I discussed this project over the long weekend a great deal.

We are a year and half in since we started this journey and best case scenario, we might see construction taking place

spring of next year. Which means we may have a hobby shop a full two years after application submittal. We are an elderly couple and 2 years is a lot for us. Our priorities have changed, the process has worn us down, and we are less enthusiastic about it. Given the expense of the build, which has increased substantially, the additional home owners insurance, maintenance, and property taxes, for as long as we own our home, we don't want to move forward any longer. Maybe someday, we'll reconsider; but if we do, we will do so within the confines of the existing offset or else apply for the smaller 33% variance. But at this point, it's very unlikely.

We thank you for the work and guidance you have provided to us on this project; but we wish to withdrawal\cancel our application.

Thank you,  
Greg Parker

On Tue, Jul 1, 2025 at 11:36 AM Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)> wrote:

Ok, it'll probably be about 2ish.

Thank you

Greg

On Tue, Jul 1, 2025, 11:12 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

If you want to call between 11-12 that would work fine, or after 1:30 that would also be good..

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Sent:** Tuesday, July 1, 2025 10:59 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: ZV2024-0005

What would be a good time to call you?

Thank you,

Greg

On Tue, Jul 1, 2025 at 8:44 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

Would a phone call be okay today? I have some tasks I want to get caught up on this week, so a phone call (or email) would be preferable.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Monday, June 30, 2025 12:34 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

I hope you had a good vacation. When you return and you get caught up on emails and stuff, I was hoping we can have a chat. I'm happy to come in during open office hours or make an appointment.

Thank you,

Greg Parker

714-271-6924

On Fri, Jun 13, 2025 at 12:52 PM Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)> wrote:

No worries. Hope you have a great vacation.

This will give me some time to think things over. I'm still trying to think of how to reconfigure things or consider other options.

take care,

Greg

On Fri, Jun 13, 2025 at 12:28 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hi Greg,

Sorry I was unable to stop and talk to you on Monday, I was in a hurry to get back in the office to make a meeting.

For your information, I will be out of the office from Monday June 16<sup>th</sup> to Monday June 30<sup>th</sup>. If you have any questions or concerns about your case while I am out of office, please reach out to our main email: [zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) or main line at (208) 402-4164. The planner should be able to help you or direct you to the right person.

Sincerely,





Emily Bunn,

Principal Planner

Canyon County Development Services Department

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**From:** Greg Parker <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>

**Sent:** Sunday, June 8, 2025 8:07 AM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] Re: ZV2024-0005

Hi Emily,

It would be nice to finally meet you. When you are done with what you need to do, please call me so I can come out to say hi. :)

714-271-6924

Greg

On Fri, Jun 6, 2025 at 5:07 PM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@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 do not need to come on the property, I can also take pictures from the road. I just wanted to let you know.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

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

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

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---

**From:** Emily Bunn  
**Sent:** Thursday, June 5, 2025 4:02 PM  
**To:** 'Greg Parker' <[grogstoo@gmail.com](mailto:grogstoo@gmail.com)>  
**Subject:** RE: [External] Re: ZV2024-0005

Hello,

Thank you for the confirmation. Attached is the applicant schedule letter for the public hearing on August 4, 2025.

If you would like a visual aid, such as a presentation, during your time to present to the hearing examiner, you will need to turn that into me by **July 28, 2025.**

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)

# INSPECTION RESULTS

**Canyon County**  
**Development Services Department**  
111 North 11th Ave., Suite 310, Caldwell, ID 83605  
For Inspections Call: (208) 454-7460



Scan This Code to View  
Inspection Results Online.



<b>Result:</b>	<b>Complete</b>	<b>Date:</b>	6/4/2025
<b>Permit No.:</b>	SI2025-0028	<b>Site Address:</b>	23023 EVERROSE RD
<b>Inspection Type:</b>	Special Inspections	<b>Inspector:</b>	MATT ESPEY (208)740-7921

Shed is 10'x20'.

There is more area under roof, and roof area is built onto shed. S and W sides.

Will email Lucy Ostyn pics.

Note: Per Building Official after reviewing inspectors picture that was taken during the SI2025-0028 inspection it was determined that by adding a roof structure onto the shed it now needs a permit. TC 6/4/2025.

**Exhibit A9.1 L-Special Inspection Photos Taken on June 4, 2025**



**EXHIBIT B**

**Supplemental Documents**

Hearing Examiner

Case# ZV2024-0005

Hearing date: August 4, 2025

## R33213010A PARCEL INFORMATION REPORT

6/3/2025 4:01:34 PM

PARCEL NUMBER: **R33213010A**

OWNER NAME: **PARKER GREGORY**

CO-OWNER: **PARKER GERALDINE**

MAILING ADDRESS: **23023 EVERROSE RD WILDER ID 83676**

SITE ADDRESS: **23023 EVERROSE RD**

TAX CODE: **0770000**

TWP: **3N** RNG: **4W** SEC: **06** QUARTER: **SE**

ACRES: **1.85**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **HOMEDALE FIRE**

SCHOOL DISTRICT: **HOMEDALE SCHOOL DIST #370**

IMPACT AREA: **NOT In Impact Area**

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

FLU Overlay Zone Desc 2030: **INTENSIVE AGRICULTURE OVERLAY**

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **INTENSIVE AGRICULTURE OVERLAY \ AG**

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

FEMA FLOOD ZONE: **X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0350F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **COLLECTOR**

INSTRUMENT NO. : **2021068104**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **06-3N-4W SE TX 19425 IN NESE**

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.







# Canyon County, ID Web Map



6/3/2025, 3:34:24 PM

CanyonCountyRoads

-  Roads
-  County Boundary
-  Current Impact Area
-  City Limits

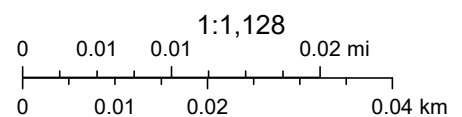
 Sections

Imagery\_2025\_3in

-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

Imagery\_2022

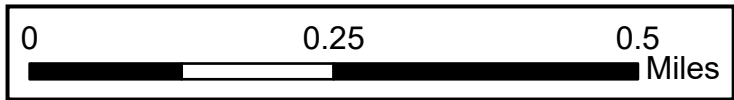
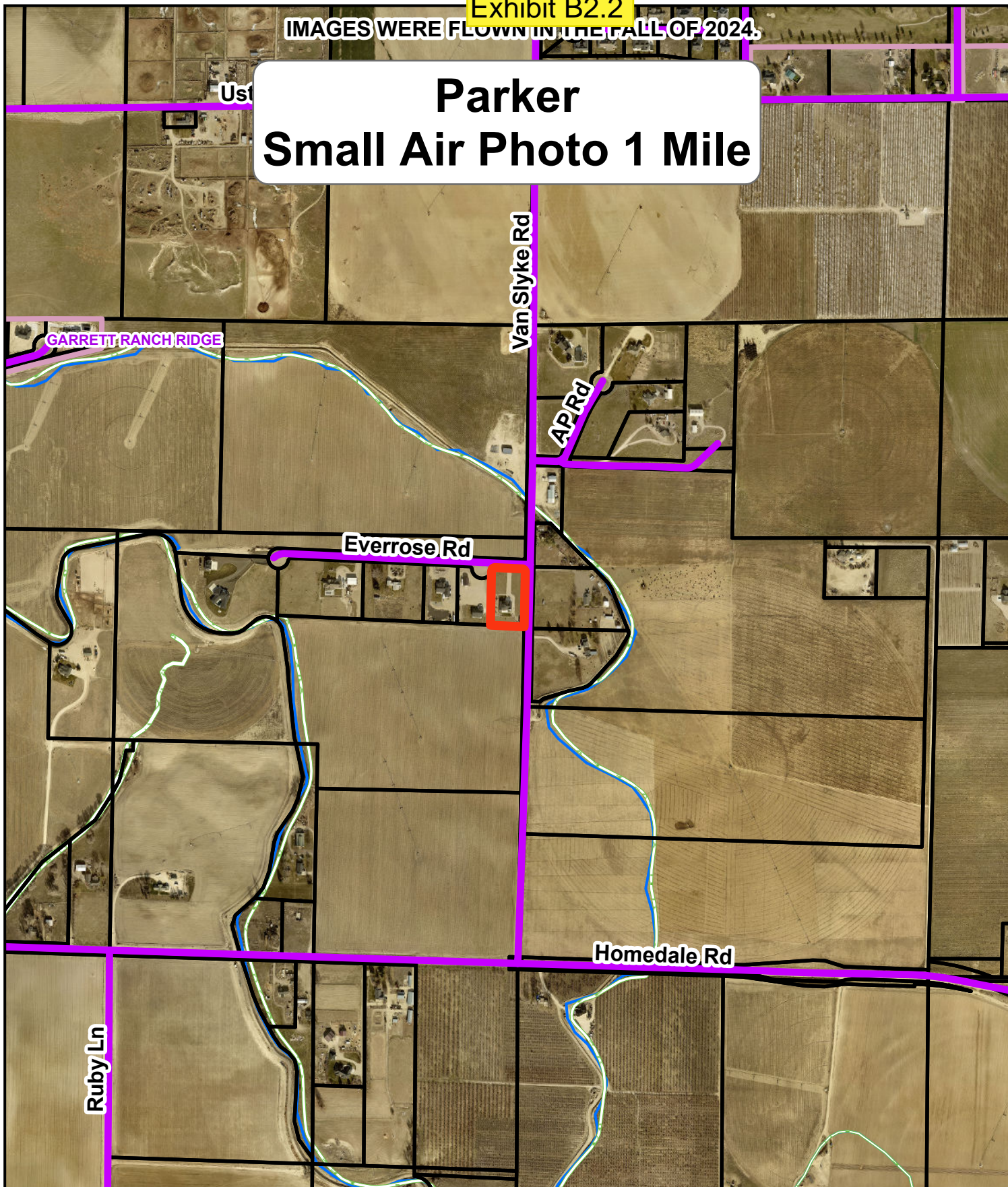
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3



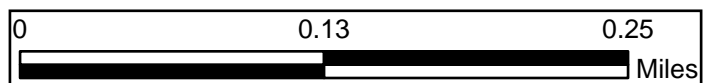
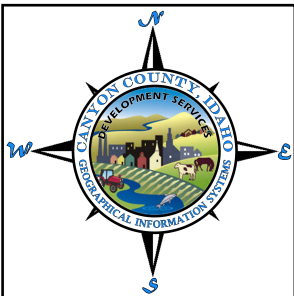
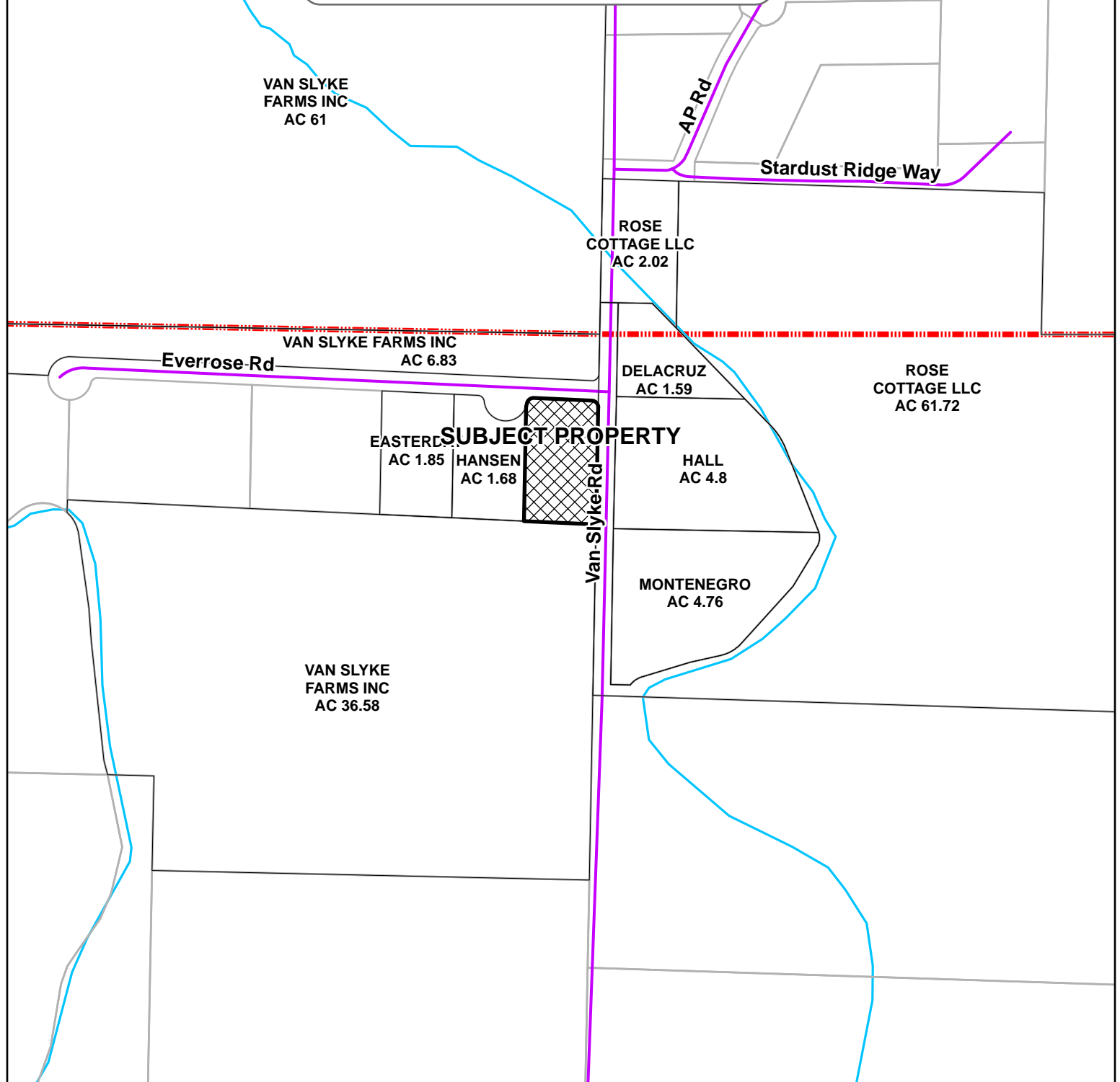
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



# Parker Small Air Photo 1 Mile

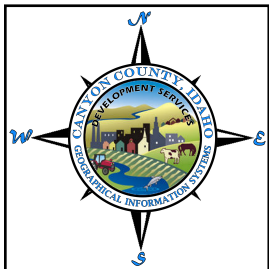
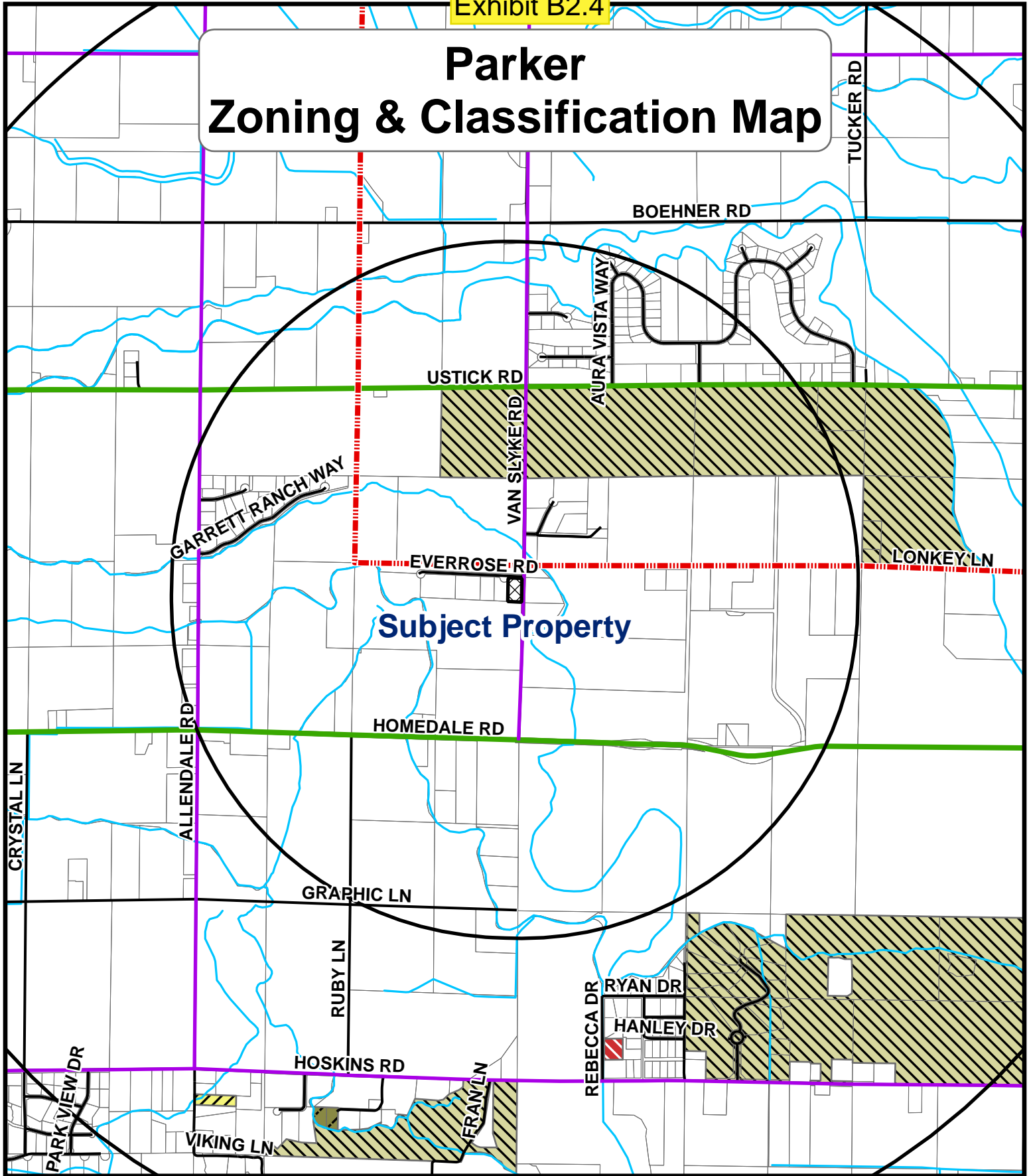


# Parker Small Vicinity Map

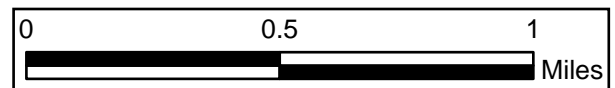




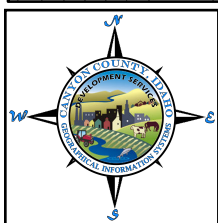
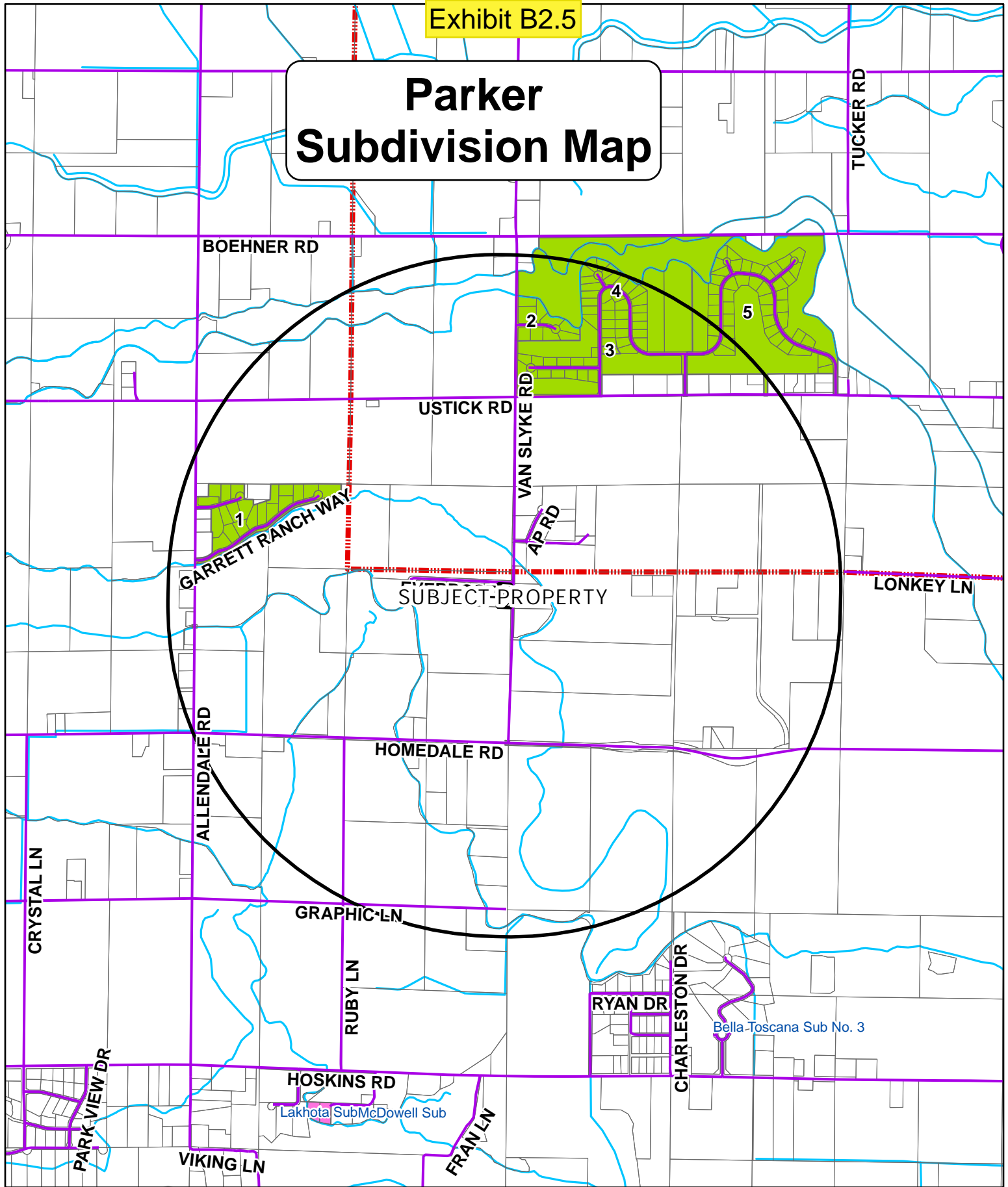
# Parker Zoning & Classification Map



Current Zoning		
RR	CR-C1	CR-C1
CR-RR	C2	C2
R1	CR-C2	CR-C2
CR-R1	M1	M1
R2	CR-M1	CR-M1
C	M2	M2
C1	AG	AG

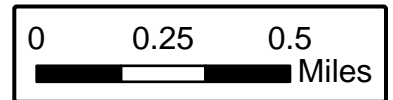


# Parker Subdivision Map



**Legend**

- SUBDIVISIONS
- Plat Type, Plat Status
- Preliminary, Approved
- Preliminary, Pending



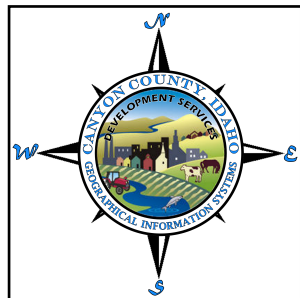
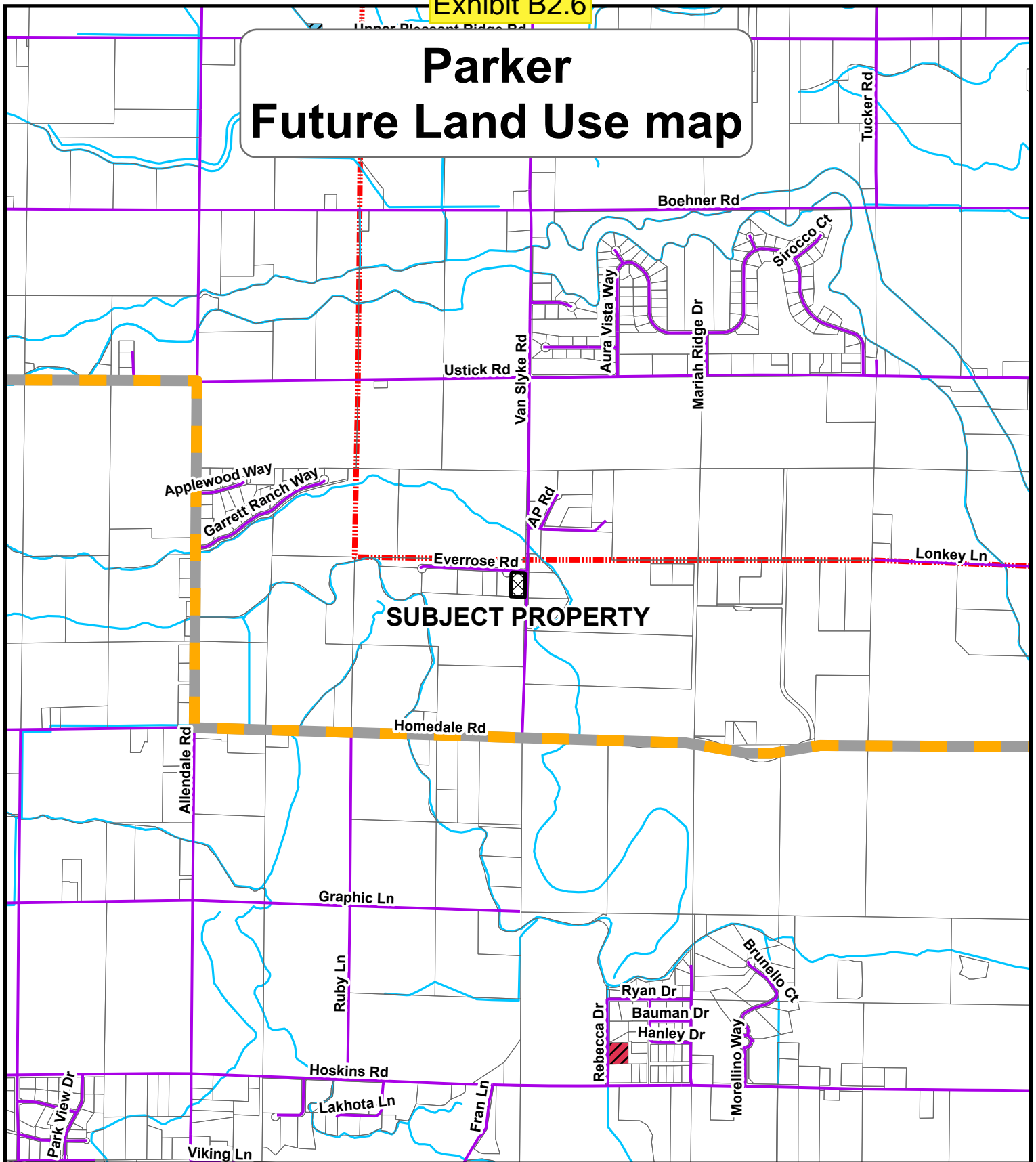
SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
5	288.58	134	2.15	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
13	18.22	4.76	1.59	61.72
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
GARRETT RANCH RIDGE	1	3N4W06	29.36	21	1.40	COUNTY (Canyon)	2006
HIGHPOINTE ESTATES	2	4N4W32	11.76	9	1.31	COUNTY (Canyon)	2011
SUB LT 1 BLK 2 SUMMERWIND AT ORCHARD HILLS PH	3	4N4W32	0.73	1	0.73	COUNTY (Canyon)	2022
SUMMERWIND AT ORCHARD HILLS PHASE 1	4	4N4W32	146.11	55	2.66	COUNTY (Canyon)	2007
SUMMERWIND AT ORCHARD HILLS PHASE 2	5	4N4W32	100.62	48	2.10	COUNTY (Canyon)	2007

SUBDIVISIONS IN PLATTING			
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

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

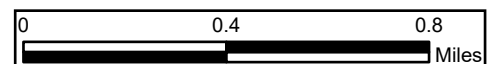
# Parker Future Land Use map



## Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL





# Neighborhood Notification Map

Parcel No. R33213010A

Buffer Distance 600 Feet

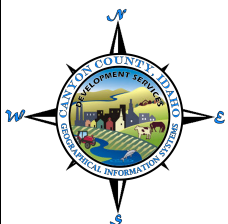
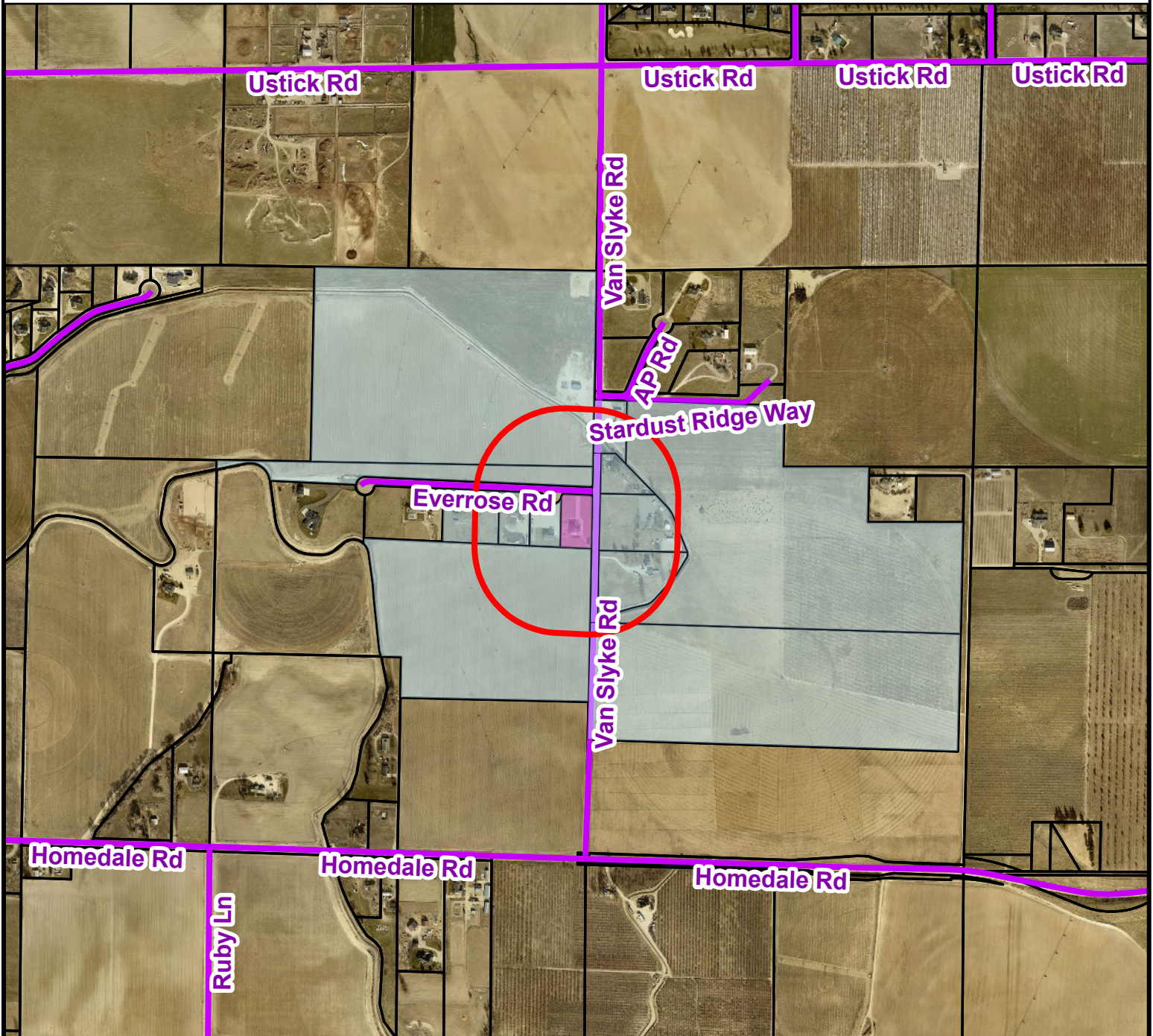
Exhibit B2.7

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



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

Date: 5/5/2025  
By: TAlmeida



## Legend

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

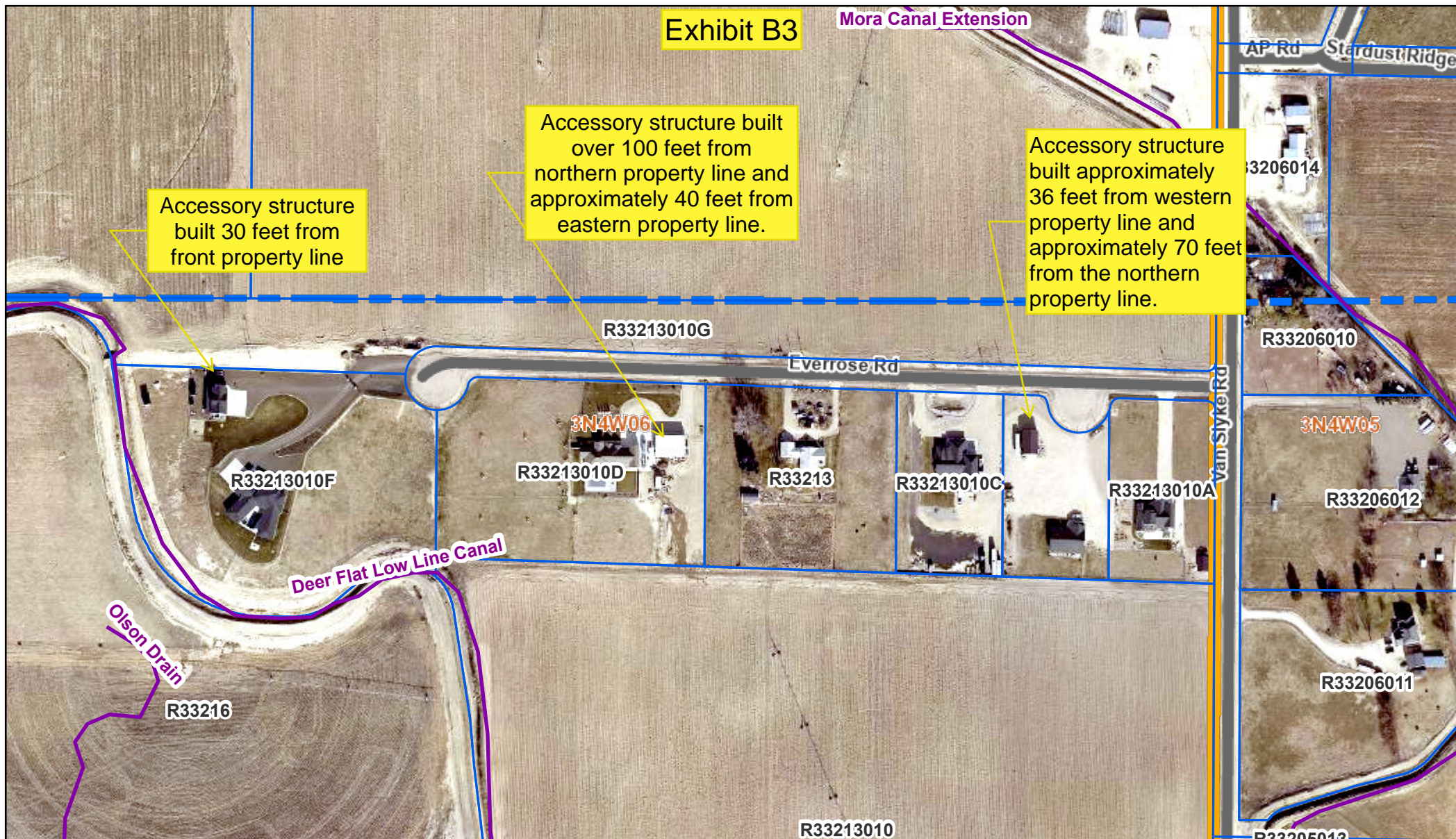
## SCALE

1:12,000  
1:12,000

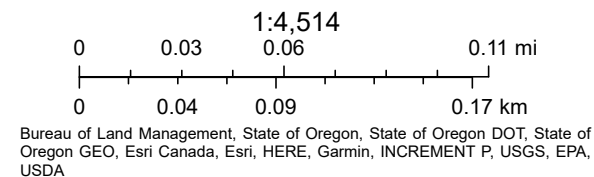
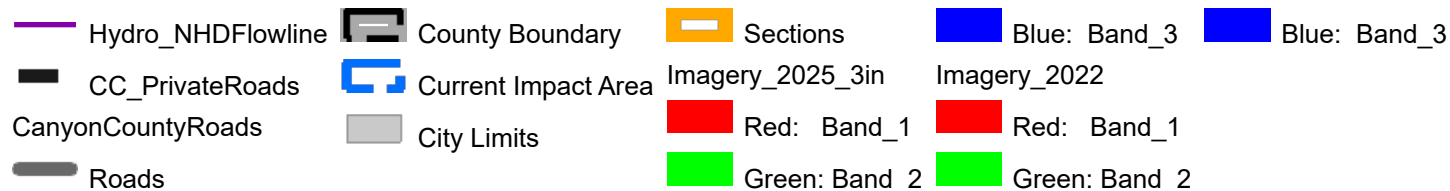
The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County,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



# Canyon County, ID Web Map



6/3/2025, 2:56:40 PM



**Exhibit B4**

**Director Decision**  
**Administrative Land Division, Property Boundary Adjustment**  
**And Building Permit Transfer: AD2014-62**

*Canyon County Code of Ordinances 12-008 Article 18 and §07-10-17 Development Services Department*

CORRECTING INST. NO. 2015-023478 rec. 6/23/15

**Case Number:** AD2014-62  
**Parcel # (s):** R33211, R33213, R33218  
**Property Owner/Applicant(s):** Howard Van Slyke

**2016-020320**

RECORDED

**05/27/2016 12:55 PM**

00233874201600203200030034

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 EHOWELL

NO FEE

MISC

DEVELOPMENT SERVICES

**Note:** Application number AD2014-62 has been assigned to document administrative division/building permit transfer applications LS2003-198, LS2003-199, LS2003-201, and LS2003-205. The applications were applied for in 2002. Since Canyon County does not have ordinance expiring applications due to a lack of activity, the applications are considered vested. A property boundary adjustment application applied for in 2014 is also assigned to this application.

**Request and Finding:** Howard Van Slyke is requesting a property boundary adjustment between the SE ¼ of the NE ¼ of Section 6, Township 3N, Range 4W, (located within parcel R33211) and R33213. The SE ¼ of the NE ¼ of Section 6, Township 3N, Range 4W is an original parcel per the Assessor's Maps. The adjustment does not create any additional parcels. The adjustment does not result in the relocation of a building permit. The affected parcels are unplatted lots.

Parcel #:	Existing Acreage	New Acreage
SE ¼ of NE ¼ of T3N, R4W, S6 (within parcel R33211)	40 acres more or less	49.05 acres, as shown as Parcel H on ROS# 2015-22032

**Request and Finding:** Howard Van Slyke is requesting an administrative division of an original parcel located within parcel R33213. The original parcel, described as the W ½ of the NE ¼ of the SE ¼ of Section 6, Township 3N, Range 4W, has been verified on the Canyon County Assessor's maps and deed documentation back to 1930.

Parcel R33213 will be divided into two (2) residential parcels as follows:

For Original Parcel described as the W ½ of the NE ¼ of the SE ¼ of Section 6, Township 3N, Range 4W:

Parcel 5            1.33 acres more or less, as shown in ROS 2003-17660

Parcel C            1.85 acres more or less, as shown in ROS 2015-22032

**Request and Finding:** Howard Van Slyke is requesting a building permit transfer of two permits from an original parcel located within parcel R33213 to two destination parcels located within parcel R33213. The original parcel, described as the North 285 feet of the SE ¼ of the SE ¼ of Section 6, Township 3N, Range R2 has been verified on the Canyon County Assessor's maps and deed documentation back to 1930. The originating parcel shall be adjusted to 38.9 acres as shown as Parcel G on ROS 2015-12326 and is an agricultural parcel only.



The building permit transfer will be completed as follows:

Origination Parcel (Parcel G) Original Parcel described as the W ½ of the NE ¼ of the SE ¼ of Section 6, Township 3N, Range 4W: Originating parcel adjusted to 38.9 acres as shown as Parcel G on ROS 2015-22032. Parcel G is an agricultural only parcel. No building permits are available without further jurisdictional approval.

Destination Parcels

Parcel A 1.85 acres more or less, as shown in ROS 2015-22032

Parcel B 1.85 acres more or less, as shown in ROS 2015-22032

**Request and Finding:** Howard Van Slyke is requesting an administrative division of an original parcel located within parcel R33213. The original parcel, described as that part of the NW ¼ of the SE ¼ lying NE of the Deer Flat Low Line Ditch of Section 6, Township 3N, Range 4W, has been verified on the Canyon County Assessor's maps and deed documentation back to 1930.

Parcel R33213 will be divided into two (2) residential parcels as follows:

For Original Parcel described as that part of the NW ¼ of the SE ¼ lying NE of the Deer Flat Low Line Ditch of Section 6, Township 3N, Range 4W:

Parcel D 3.34 acres more or less, as shown in ROS 2015-22032

Parcel E 4.69 acres more or less, as shown in ROS 2015-22032

**Request and Finding:** Howard Van Slyke is requesting a building permit transfer of one residential permit from an original parcel located on parcel R33218 to one destination parcel located within parcel R33213. The original parcel, described as all of that part of the NE ¼ of the SW ¼ of Section 6, Township 3N, Range 4W has been verified on the Canyon County Assessor's maps and deed documentation back to 1930. One residential permit shall remain on parcel R33218.

The building permit transfer will be completed as follows:

Origination Parcel (Parcel R33218): Original Parcel described as all of that part of the NE ¼ of the SW ¼ of Section 6, Township 3N, Range 4W. The originating parcel has one residential building permit remaining.

Destination Parcel:

Parcel F 6.47 acres more or less, as shown in ROS 2015-22032

**Decision:** The application to complete an Article 18 Administrative Land Division and Building Permit Transfer, and a Property Boundary Adjustment is **APPROVED**. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

The application documents, including the metes and bounds description(s) and, if applicable, the record of survey and/or perpetual easement(s) for ingress/egress evidence the land division tentatively approved. Therefore, the administrative division is hereby approved. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patricia Nilsson  
Director

May 27, 2016  
Date

State of Idaho )

SS

County of Canyon County )

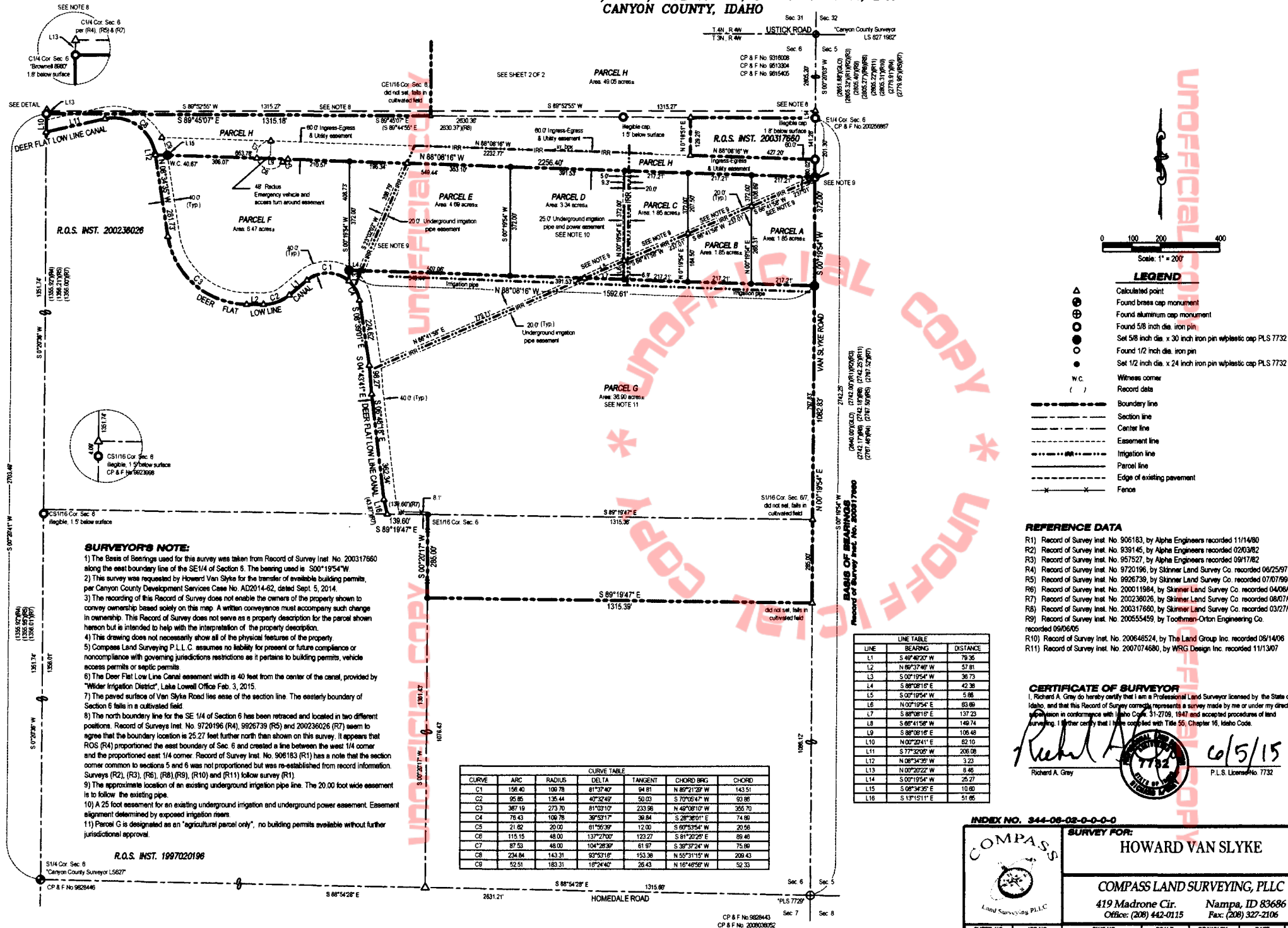
On this 27<sup>th</sup> day of May, in the year of 2016, before me Stephanie Hailey, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: Stephanie Hailey  
My Commission Expires: June 19, 2019

## Exhibit B4.1


## Exhibit B4.1



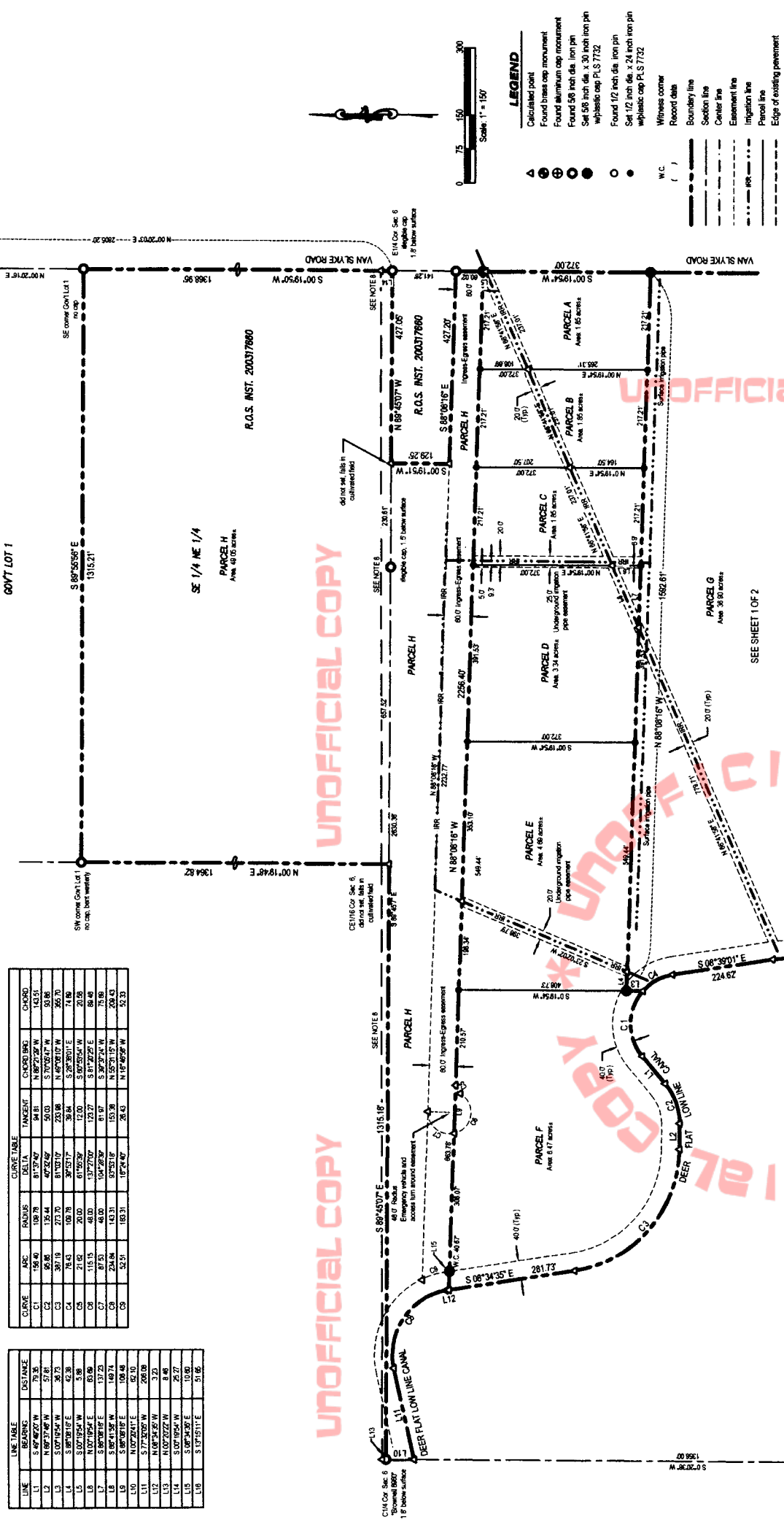
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pg=2 SDUPUS \$10.00  
SURVEY  
COMPASS LAND SURVEYING

**2015-022032**  
**RECORDED**  
**06/12/2015 10:58 AM**

0017 1992201500220320020026

INDEX NO. 344-08-02-0-0-0-0		SURVEY FOR:				
		HOWARD VAN SLYKE				
		COMPASS LAND SURVEYING, PLLC				
		419 Madrone Cir. Nampa, ID 83686				
		Office: (208) 442-0115 Fax: (208) 327-2106				
SHEET NO.	JOB NO.	DWG NO.	SCALE:	DRAWN BY:	DATE:	REV:
1 OF 2	0115	0115ROS	1"=200'	RAG	05/21/15	A

RECORD OF SURVEY  
LOCATED IN THE N1/2 SE1/4 SECTION 6, T. 3 N. R. 4 W., B.M.  
CANYON COUNTY, IDAHO



CURVE TABLE

CURVE	ARC	RADIUS	CHORD	CHORD BEG	CHORD END
C1	108.40	108.78	108.78	N 89° 22' 22" W	N 89° 22' 22" W
C2	65.85	135.44	407.24	S 70° 02' 17" W	S 70° 02' 17" W
C3	307.19	273.70	617.02	N 40° 01' 07" W	N 40° 01' 07" W
C4	76.43	108.78	397.51	S 28° 30' 11" E	S 28° 30' 11" E
C5	21.62	20.00	617.02	S 60° 53' 54" W	S 60° 53' 54" W
C6	115.15	48.00	137.77	S 81° 22' 22" E	S 81° 22' 22" E
C7	87.83	143.31	1047.28	S 30° 27' 24" W	S 30° 27' 24" W
C8	224.94	143.31	155.39	N 55° 21' 15" W	N 55° 21' 15" W
C9	52.51	103.31	28.43	N 16° 46' 59" W	N 16° 46' 59" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89° 22' 22" W	70.35
L2	N 89° 22' 22" W	57.81
L3	S 07° 02' 17" W	36.73
L4	S 89° 28' 16" E	42.38
L5	S 07° 02' 17" W	5.88
L6	N 07° 02' 17" E	65.59
L7	S 89° 28' 16" E	137.23
L8	S 89° 28' 16" E	108.48
L9	S 89° 28' 16" E	148.74
L10	N 07° 02' 17" E	62.10
L11	S 77° 22' 22" W	208.08
L12	N 08° 30' 11" W	3.22
L13	S 07° 02' 17" W	26.57
L14	S 07° 02' 17" W	26.57
L15	S 07° 02' 17" E	10.60
L16	S 07° 02' 17" E	51.66

**REFERENCE DATA**

R1) Record of Survey Inst. No. 906183, by Alpha Engineers recorded 11/14/80  
R2) Record of Survey Inst. No. 939145, by Alpha Engineers recorded 02/03/82  
R3) Record of Survey Inst. No. 957327, by Alpha Engineers recorded 09/17/82  
R4) Record of Survey Inst. No. 9720186, by Skinner Land Survey Co. recorded 06/25/87  
R5) Record of Survey Inst. No. 9926738, by Skinner Land Survey Co. recorded 07/03/89  
R6) Record of Survey Inst. No. 200011994, by Skinner Land Survey Co. recorded 04/06/90  
R7) Record of Survey Inst. No. 200238026, by Skinner Land Survey Co. recorded 08/07/92  
R8) Record of Survey Inst. No. 200317860, by Skinner Land Survey Co. recorded 03/27/93  
R9) Record of Survey Inst. No. 200555459, by Toddman-Orion Engineering Co. recorded 09/06/95  
R10) Record of Survey Inst. No. 200846524, by The Land Group Inc. recorded 06/14/06  
R11) Record of Survey Inst. No. 2007074880, by WRG Design Inc. recorded 11/13/07

**CERTIFICATE OF SURVEYOR**

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that the Record of Survey correctly represents a survey made by me or under my direct supervision in conformity with the Idaho Code, 31-2109, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 35, Chapter 16, Idaho Code.

*Richard A. Gray*  
6/5/15  
P.L.S. License No. 7732

**COMPASS**  
LAND SURVEYING, PLLC  
419 Madrone Cir.  
Nampa, ID 83686  
Office: (208) 442-0115 Fax: (208) 327-2106

**HOWARD VAN SLYKE**

INDEX NO. 244-06-08-0-0-0-0  
SURVEY FOR:  
COMPASS LAND SURVEYING, PLLC

SHEET NO. 2 OF 2 JOB NO. 0115 DRAWN BY: RAG DATE: 05/21/15

**EXHIBIT C**

**Site Visit Photos: June 9, 2025**

Hearing Examiner

Case# ZV2024-0005

Hearing date: August 4, 2025



## Exhibit C: Site Photos Taken on June 9, 2025

Image 1 (top): Taken on  
EverRose Rd Facing South

Image 2 (bottom): Taken on  
EverRose Rd Facing South  
Showing Residence



Image 3 (top): Taken on  
EverRose Rd Facing  
Slightly Southwest Showing  
Area West of Residence

Image 4 (right): Taken on  
EverRose Rd Facing  
Slightly Southwest Showing  
Trees Planted in the  
Northwest Corner of the  
Property.



Image 5 (bottom): Taken on  
EverRose Rd showing  
western property boundary





Image 6 (left): EverRose Rd facing West

Image 7 (right): EverRose Rd Facing East



Image 8 (left): Van Slyke Rd Facing North

Image 9 (right): Van Slyke Rd Facing South



Image 10 (top): Facing West on Van Slyke Rd Showing Approximate Location of Proposed Shop

Image 9 (bottom): Facing Northwest on Van Slyke Rd Showing Northeast Corner of Property





Image 10 (left): Facing Southwest on Van Slyke Rd Showing Unpermitted Structure

Images 11-13 (right): Facing West Showing Unpermitted Structure Back of Single-Family Residence on Site and Landscaping



**EXHIBIT D**

**Agency Comments Received by: July 25, 2025**

Hearing Examiner

Case# ZV2024-0005

Hearing date: August 4, 2025

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



Brad Little, Governor  
Jess Byrne, Director

May 5, 2025

Emily Bunn, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Subject: Agency Notice for ZV2024-0005 Parker

Dear Ms. Bunn:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith".

Troy Smith  
Regional Administrator

**Emily Bunn**

---

**From:** Bob Watkins <bobw@gghd3.org>  
**Sent:** Tuesday, June 3, 2025 11:11 AM  
**To:** Emily Bunn  
**Subject:** RE: [External] RE: Agency Notice for ZV2024-0005 / Parker  
**Attachments:** Set Back. 23023 Everrose..doc

Emily, here is the previous comments from GGHD3. I have since updated to match the information in the application.

Best,

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

---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Tuesday, June 3, 2025 9:57 AM  
**To:** Bob Watkins <bobw@gghd3.org>  
**Subject:** RE: [External] RE: Agency Notice for ZV2024-0005 / Parker

Hi Bob,

Could I get a comment from the highway district on this variance request? I know we chatted about it on the phone, but having something in writing from you would be great.

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:** Pam Dilbeck <[Pam.Dilbeck@canyoncounty.id.gov](mailto:Pam.Dilbeck@canyoncounty.id.gov)>

**Sent:** Wednesday, April 30, 2025 9:05 AM

**To:** 'homedalefd@gmail.com' <[homedalefd@gmail.com](mailto:homedalefd@gmail.com)>; Knute Sandahl <[Knute.Sandahl@doi.idaho.gov](mailto:Knute.Sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; Mitch Kiester <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'wilderirrigation10@gmail.com' <[wilderirrigation10@gmail.com](mailto:wilderirrigation10@gmail.com)>; Brian Crawford <[Brian.Crawford@canyoncounty.id.gov](mailto:Brian.Crawford@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; BRO Admin <[BRO.Admin@deg.idaho.gov](mailto:BRO.Admin@deg.idaho.gov)>; 'makline2@marathonpetroleum.com' <[makline2@marathonpetroleum.com](mailto:makline2@marathonpetroleum.com)>

**Subject:** Agency Notice for ZV2024-0005 / Parker

**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.

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Please see the attached agency notice. You are invited to provide written testimony or comments by **May 30, 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**

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# Golden Gate Highway District No. 3

Commissioners: Ed Leavitt, Andy Bishop, Fred Sarceda

---

February 5, 2024

To: Canyon Co. Development Services

RE: Setback Waiver for Parcel R33213010A  
23023 Everrose Rd. Wilder, Idaho

The 70-ft Section line Setback is partially waived from the North South line of Section 6, R4W, T3N. It is recommended by the Highway District that the setback be reduced to 48-ft measured from the centerline of Van Slyke Rd. and 12-ft from the East property line for a proposed shop/garage. Van Slyke Rd. is under the jurisdiction of GGHD3 and is a 50-ft prescriptive right-of-way 25-ft each way of centerline.

The current homeowner is proposing to build a shop/garage on parcel R33213010A (23023 Everrose Rd), Wilder, Idaho.

Sincerely,

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

**EXHIBIT E**

**Public Comments Received by: July 25, 2025**

Hearing Examiner

Case# ZV2025-0004

Hearing date: August 4, 2025

Emily Bunn

---

**From:** Sharon Burdine <sburdine@hbsf.com>  
**Sent:** Monday, July 7, 2025 3:20 PM  
**To:** Emily Bunn  
**Subject:** [External] Gregory Parker Variance ZV2024-0005

Good afternoon Emily,

I have received the public hearing notice for the Parker's application to reduce the set back requirement on their property against Van Slyke Road.

We have no objection to their plans and support this request. The request does not cause a safety issue, as the planned improvement is not close to the intersection, and does not block visibility for drivers.

We are supportive of our neighbors and their planned improvements to their property. Feel free to call us with any questions, via cell phone number 208-919-5129.

Sincere thanks,

Sharon and Rich Burdine  
23063 Everrose Road  
Wilder Idaho 83676

# VARIANCE REQUEST

GREG AND DINA PARKER

## REQUEST: REDUCE COUNTY OFFSET

- Objective: Pursuant to the Golden Gate Highway District's recommendation, we wish to reduce the county setback to 12 feet from the property line for the purpose of:
  - Building a shop/garage, which would continue to improve the value of our property and neighborhood.
  - Agree to the existence of a 200 square foot animal shelter currently within the setback.

## 07-08-03: CRITERIA:

- (1) A variance shall be granted in compliance with Idaho Code section 67-6516, and notice and an opportunity to be heard shall be provided to property owners adjoining the subject property.
- (2) The presiding party shall ask and answer the following questions in their FCOs:
  - A. Will granting the variance be consistent with the comprehensive plan;
  - B. **Do characteristics of the site create an undue hardship;** and
  - C. Is the variance in conflict with the public interest? (Ord. 10-006, 8-16-2010)



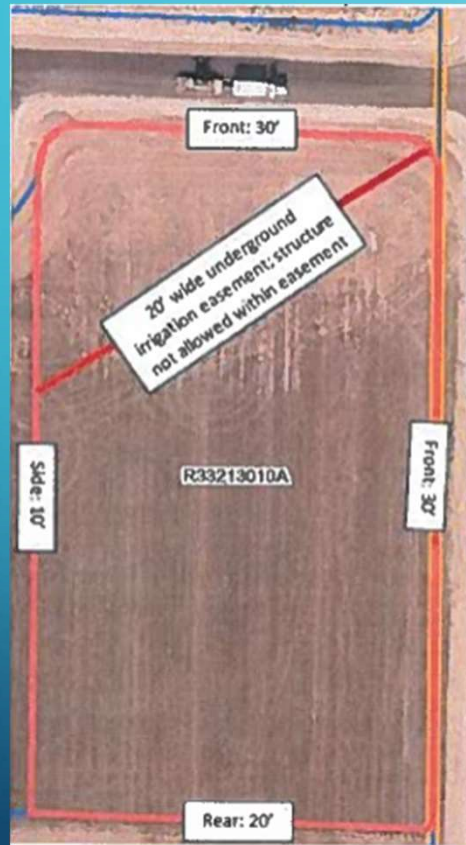
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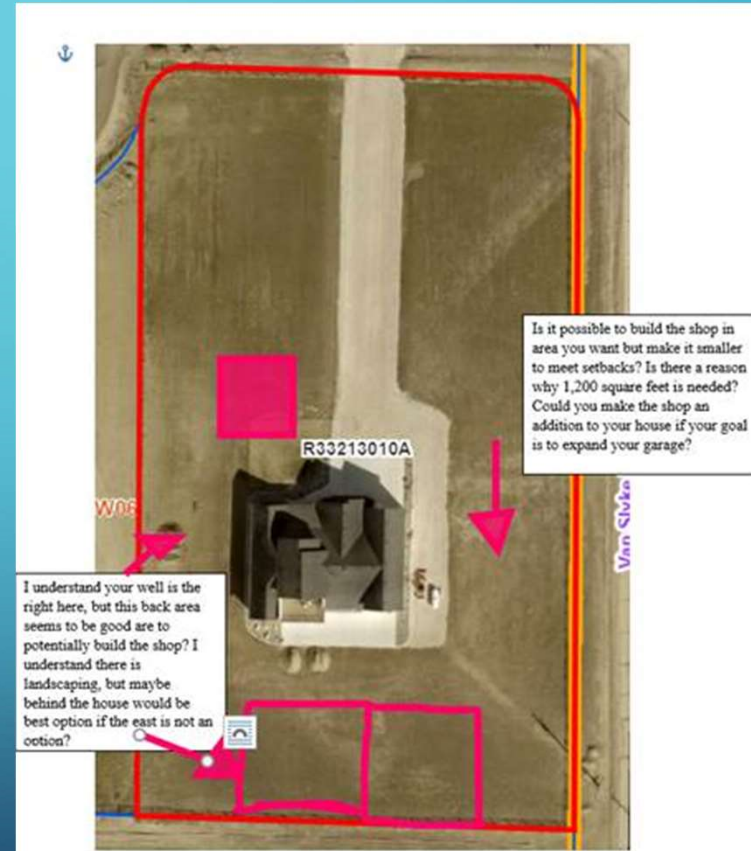


2022

## Existing Setbacks



## Emily Suggestions







Significant investments in landscaping and irrigation



## Emily Bunn

---

**From:** Sharon Burdine <sburdine@hbsf.com>  
**Sent:** Monday, July 7, 2025 3:20 PM  
**To:** Emily Bunn  
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Sincere thanks,

Sharon and Rich Burdine  
23063 Everrose Road  
Wilder Idaho 83676

## Letter of Support

## Golden Gate Highway District partially waves Setback

### Golden Gate Highway District No. 3

Commissioners: Ed Leavitt, Andy Bishop, Fred Sarceda

February 5, 2024

To: Canyon Co. Development Services  
RE: Setback Waiver for Parcel R33213010A  
23023 Everrose Rd. Wilder, Idaho

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The current homeowner is proposing to build a shop/garage on parcel R33213010A (23023 Everrose Rd), Wilder, Idaho.

Sincerely,

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



# ANIMAL SHELTER







Today







## Golden Gate Highway District No. 3

Commissioners: Ed Leavitt, Andy Bishop, Fred Sarceda

February 5, 2024

To: Canyon Co. Development Services  
RE: Setback Waiver for Parcel R33213010A  
23023 Everrose Rd. Wilder, Idaho

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Sincerely,

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

# SUMMARY

- Significant investments to landscaping and infrastructure.
- Proposed location for the shop is the only location that makes sense and won't erode property value.
- Support of neighborhood
- Variance approval is NOT precedent setting.
- Goldgate Highway District has no concerns with this proposal.



THANK YOU!