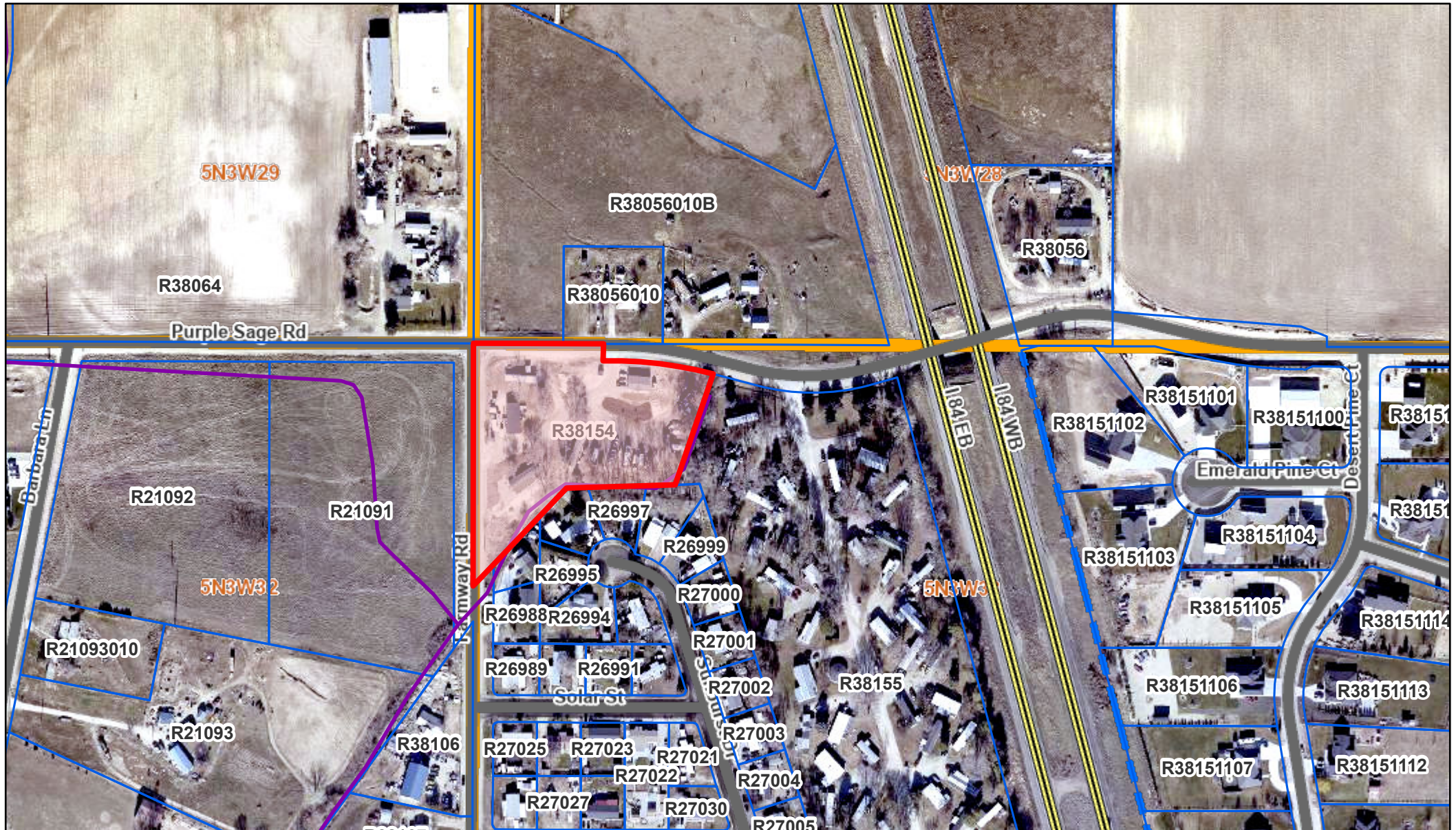
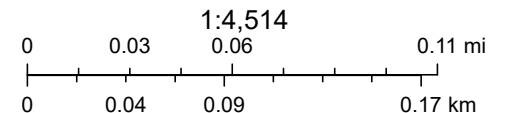


Canyon County, ID Web Map



8/7/2025, 9:41:39 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Interstate
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_3in
- Red: Band_1
- Green: Band_2



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

Canyon County, ID

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 |



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	David J. Olsen	
	MAILING ADDRESS:	423 E. Karcher Rd., Nampa, ID 83687	
	PHONE:	[REDACTED]	EMAIL:
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:		Date: 7/10/25	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Todd M. Lakey	
	COMPANY NAME:	Lakey-Villegas Law	
	MAILING ADDRESS:	141 E. Carlton Ave., Meridian ID	
	PHONE:	[REDACTED]	EMAIL:

SITE INFO	STREET ADDRESS:	2493B Farmway Rd., Caldwell, ID	
	PARCEL NUMBER:	R38154000 0	
	PARCEL SIZE:	3.34 acres	
	REQUESTED USE:	CUP for RV Park	
	FLOOD ZONE (YES/NO)	No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0014	DATE RECEIVED:	8-6-25
RECEIVED BY:	OR	APPLICATION FEE:	\$1600
		CK	MO CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Site Plan (see standards on next page)	✓	✓
Operation Plan (see standards on next page)	N/A / LOI	
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with the following agencies:	✓	
Southwest District Health	✓	✓
Irrigation District	N/A	BLID?
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	Nickus Palma ✓
Area of City Impact (if applicable)	N/A	NA ✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: Per Adopted Fee Schedule		
(CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

4. IF IRRIGATED, PROPOSED IRRIGATION: N/A
☐ Pressurized ☐ Gravity

5. ACCESS:
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:
☐ Public ☒ Private Road User's Maintenance Agreement Inst # N/A

7. FENCING ☐ Fencing will be provided (Please show location on site plan)
Type: Existing Fencing Height: _____

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

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

2. FIRE SUPPRESSION:

☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: RV Park

2. DAYS AND HOURS OF OPERATION: N/A

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

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

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? Up to 8 RV spaces

Is there is a loading or unloading area? N/A

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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: _____

R38154

PARCEL INFORMATION REPORT

8/4/2025 11:40:22 AM

PARCEL NUMBER: R38154

OWNER NAME: OLSEN DAVID J

CO-OWNER:

MAILING ADDRESS: 423 E KARCHER RD NAMPA ID 83687

SITE ADDRESS: 24938 FARMWAY RD

TAX CODE: 0330000

TWP: 5N **RNG:** 3W **SEC:** 33 **QUARTER:** NW

ACRES: 3.35

HOME OWNERS EXEMPTION:

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NOTUS-PARMA HWY #2

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: No FLU_OverlayZoneDesc2030

FLU RR Zone Desc 2030: No FLU_RRZoneDescription2030

FUTURE LAND USE 2030: No FLU_ZONE_CODE_2030_1

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:**
16027C0230G

WETLAND: Riverine

NITRATE PRIORITY: NE CANYON CO.

FUNCTIONAL Classification: COLLECTOR

INSTRUMENT NO. : 2017003526

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 33-5N-3W NW TX 11 LESS TX 11-A IN NWNW OLSEN MHP

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 SHERRIF'S 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.

LAKEY-VILLEGAS

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642
[REDACTED] (OFFICE) [REDACTED] (FAX)

August 4, 2025

Canyon County Development Services
111 N. 11th Ave Room 310
Caldwell, ID 83605

RE: Conditional Use Permit – RV Park – Letter on Intent

Dear Development Services,

I am submitting this letter of intent on behalf of my client David Olsen for a conditional use permit ("CUP") to operate an RV park on his property located 24938 Farmway Rd. Caldwell, Idaho. Mr. Olsen has a conditional use permit for a mobile home park on his property and approval of this CUP would result in two CUPs for the subject property. This second CUP would operate functionally and cooperatively with the existing CUP for the mobile home park. The current CUP allows for the placement of up to 7 mobile homes on the subject property. Our request under this CUP is to allow up to eight recreational vehicles (RVs) to park on and utilize the subject property if Mr. Olsen elects not to use two of his manufactured home spaces. This requested CUP would be conditioned upon Mr. Olsen not utilizing two of his approved manufactured home sites – so four RV spaces would be allowed for each manufactured home site that is not used on the subject property. If this CUP is revoked or withdrawn then the initial CUP for the seven manufactured homes would still apply and Mr. Olsen could put the two manufactured homes back on the property in accordance with previous CUP for seven manufactured homes. Mr. Olsen must comply with the applicable provisions of the existing CUP and any conditions of approval for this CUP.

This application complies with the criteria for approval found in CCC 07-07-05 as noted herein.

(1) Is the proposed use permitted in the zone by conditional use permit?

Yes.

The subject property is zoned "A" Agricultural but the subject property is one of three manufactured home parks in the immediate area. The Land Use Matrix in CCC 07-10-27 notes that an RV Park is allowed by conditional use permit in the Agricultural zone.

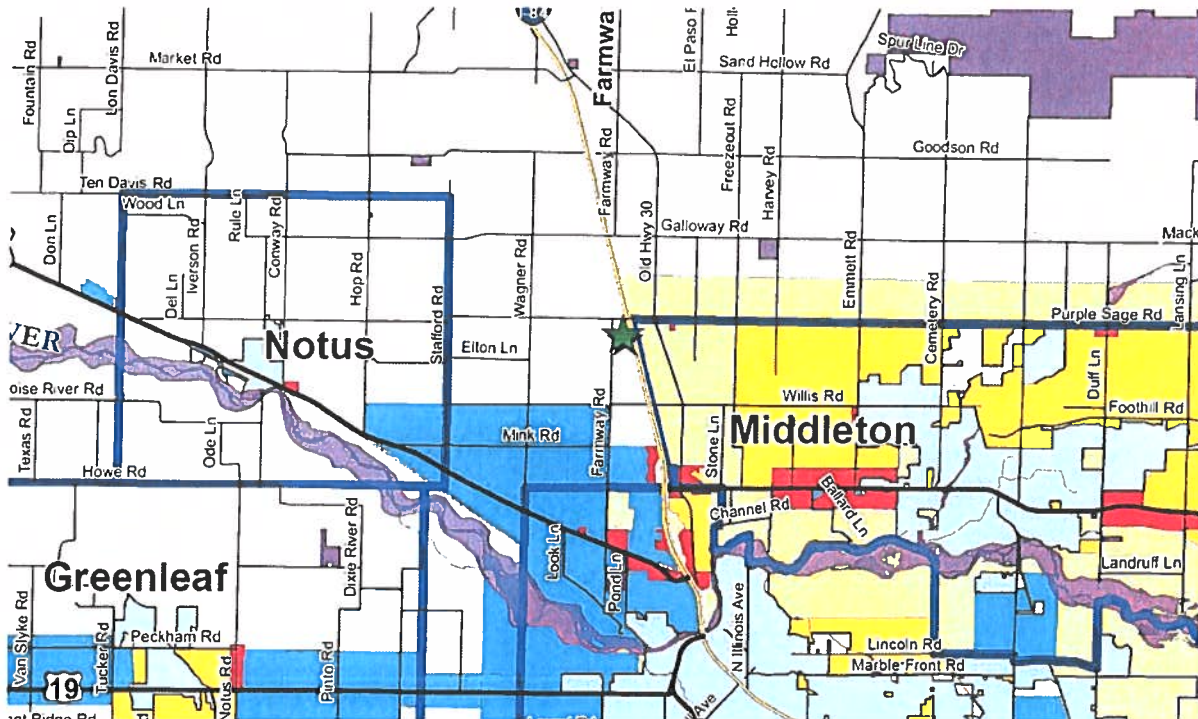
(2) What is the nature of the request?

The Owner is requesting a conditional use permit for an RV park to allow up to eight RV spaces in the property if he elects not to use up to two of his approved manufactured homes spaces – four RV's for each unused manufactured home space.

(3) Is the proposed use consistent with the comprehensive plan?

Yes.

The subject property is in the agricultural design and adjacent to the RR designation and the impact area for the City of Middleton. The subject property is part of an area that is already developed with manufactured housing.



The following goals and policies contained in the comprehensive plan support the application.

Property Rights

G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

This proposed use is consistent with and not disruptive of the existing uses in the immediate area. The property rights of the owner to be able to utilize these compatible additional RV spaces should be supported. Power is already provided to the site for these spaces. SWDH has approved the existing septic systems for use by the RVs. Mobile homes are compatible with this small number of RV spaces and the spaces are nicely screened from the adjacent mobile home developments by the large trees on the property.

Population

G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.

There is proven demand for these RVs spaces based on their prior use on the property and demand for RV spaces at other locations in the county. The spaces have been in use and this CUP brings the use into compliance with the zoning code.

Economic Development

G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

P3.01.01 Direct business development to locations that can provide necessary services and infrastructure.

P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.

G3.03.00 Develop and work with organizations on improving tourism in the County.

G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

This use has been demonstrated to be an appropriate, compatible business use of the subject property. This quasi commercial/residential use has been proved to exist compatibly with other commercial, agricultural and residential uses in the area since it has been in place. There have been no concerns expressed to the Owner. The site fits with the character of the area that has contained older mobile home parks for many years. The proposed use is reasonably similar to and compatible with the neighboring residential uses in the adjacent historic mobile home parks. There was no opposition or concerns expressed at the neighborhood meeting. The necessary utilities and services have been provided for the RV spaces including power, water and wastewater systems. There are still agricultural uses in the area but these eight RV spaces have not created significant additional issues for the Ag operators in this area. This use can support tourism and a diverse economy in Canyon County.

Land Use and Community Design

P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.

G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.

P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.

G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.

P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.

P4.03.03 Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.

G4.04.00 Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.

P4.07.01 Plan land uses that are compatible with the surrounding community.

There is proven demand for these RV spaces and thus an interest in the community. This application supports the property rights of the owner to engage in a reasonably compatible use of his property that is consistent with the area. Public health issues have been addressed by the agencies having authority. This includes SWDH which has reviewed and approved the septic systems for this use. This use does not fragment land use patterns but fits with the existing CUP for a mobile home park and is contiguous with the other historic mobile home development in the immediate area. These RV spaces are pulled within the subject property next to a mature landscaped buffer area. This relatively small RV use can and has co-existed compatibly with the residential and agricultural uses in the area. The applicant is open to reasonable conditions of approval in addition to those that exist for the underlying CUP. The conditions of approval for the underlying CUP remain in place and promote compatibility in and of themselves.

Public Services, facilities and Utilities

P7.01.03 New developments should not increase stormwater runoff from the site.

The RV spaces are on an all weather gravel parking area which is permeable for stormwater. The spaces are not paved and therefore they do not increase stormwater runoff from the site.

Agriculture

P12.04.01 Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.

P12.04.02 Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations.

This proposed CUP for up to the additional eight RV spaces have been compatible with existing agricultural operations in the area. The RV spaces are pulled into the center of the property. Existing Ag uses remain along and across Farmway Rd. and Purple Sage Rd. The immediately adjacent portions of the Ag properties to the North and West appear to be largely in weeds and/or pasture. The lands to the South and East contain the older mobile home developments and not agricultural uses. These RV spaces are buffered and separated from neighboring Ag uses by the rest of the mobile home development on the subject property and by Farmway Rd. and Purple Sage Roads. The Ag uses and RVs spaces have compatibly co-existed for some time.

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

No.

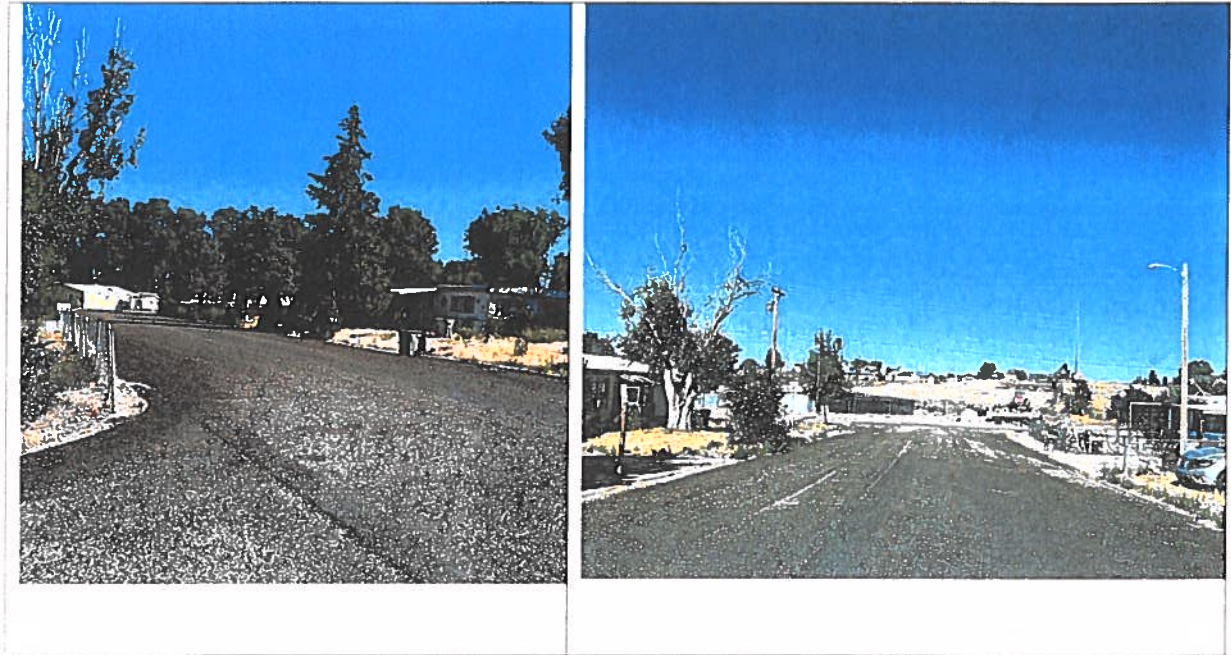
The subject property has a conditional use permit for a mobile home park allowing up to seven manufactured homes on the site. This CUP would allow the Owner the opportunity to not use two manufactured home spaces and allow up to eight RVs to use the property instead of using those two spaces for manufactured homes. The existing manufactured homes and this small number of RVs can and do compatibly co-exist on the property. There were only two people that attended the neighborhood meeting and no one spoke up in opposition to this proposed CUP. There are two large mobile home developments immediately adjacent to the subject property that have been there for many years. The RV spaces are pulled into the interior of the subject property. This proposed RV use is reasonably compatible with the mobile home developments in the area. Some of these mobile homes in the adjacent parks are in good repair and others less so and these mobile home uses represent a compatible use with this small number of RV spaces. This small number of RVs has similar impacts and does not disrupt or negatively impact the surrounding mobile home parks. The RV spaces have co-existed compatibly with the manufactured homes on the subject property.

The following are photos of the existing manufactured homes and RV spaces on the subject property.



The following are photos of the adjacent mobile home developments.

Mobile home development to South and Southeast.



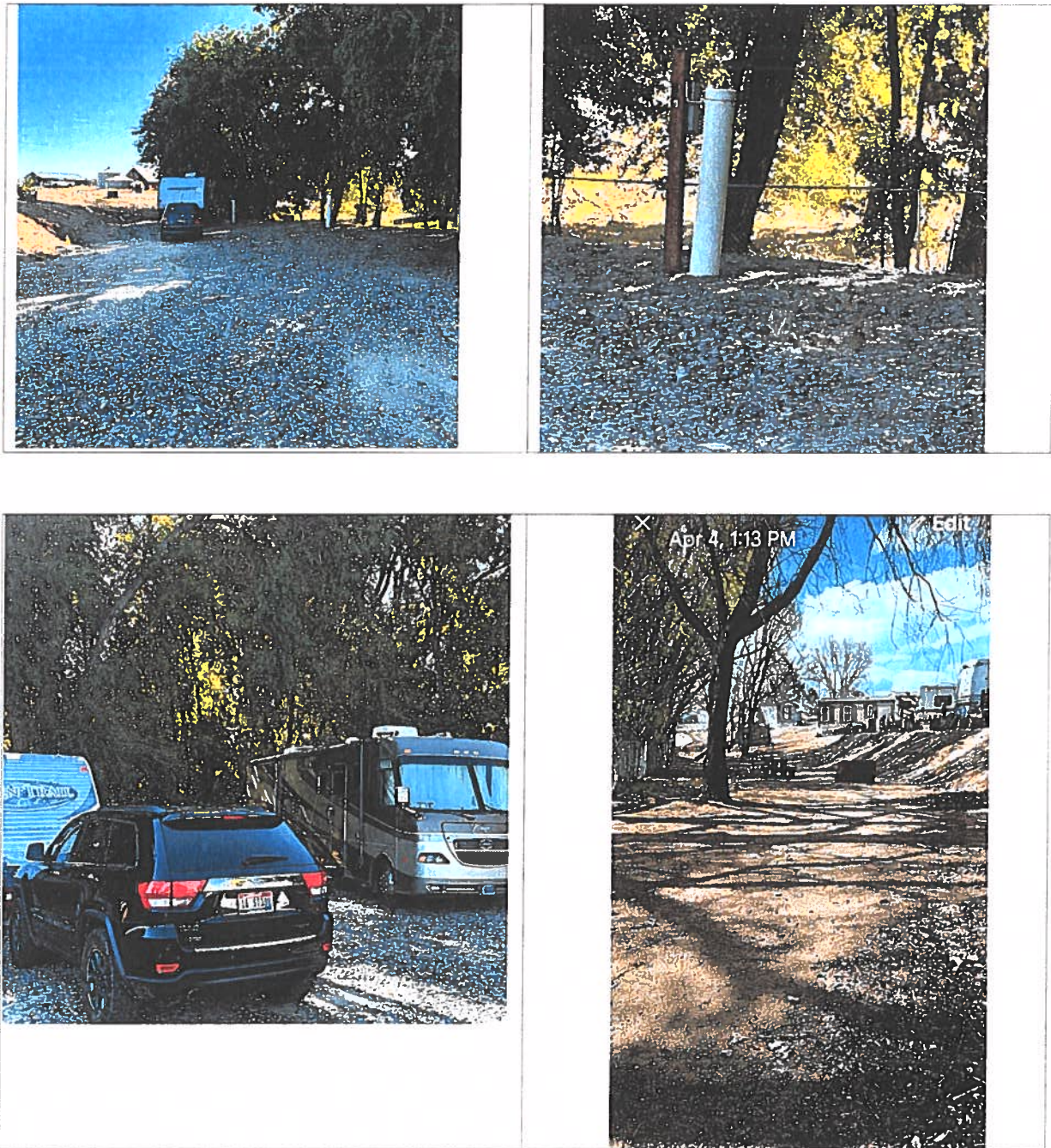
Mobile home development to South and East.





Additionally the RV spaces proposed by the Owner and that are the subject of this CUP are located in lower central area within the interior of the subject property. With the existing manufactured homes and outbuildings, the mature landscaping and the lower elevation within the interior of the property, the view of these RV spaces by those driving normally on Farmway Rd. or Purple Sage Rd. is screened or broken up. The RV spaces are next to the landscaped open space buffer area that exists between the subject property and the adjacent mobile home parks to the South, Southeast and East. The landscaped open space buffer is a requirement of the underlying CUP allowing up to seven manufactured homes on the subject property. Over the years this landscaped buffer has matured and grown and the buffer area now contains large trees along with the fence that provide a buffer and separation from the adjacent mobile home developments. I have included some photographs of the RV spaces and the open space buffer that exists on the property.

Here are some photos of the RV spaces that also show the mature trees, fencing and amenities in the landscape buffer.





(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Yes.

Water is supplied by the existing well on the property. There is are also an existing septic system(s) on the property that have been approved by SWDH. Storm water will be retained on site and allowing these RV spaces will not have any significant impact on the existing stormwater drainage for the property. The spaces are located on a gravel area so there is no storm water runoff to be addressed if the site was paved. These spaces do not conflict with or overlay any existing drainage facilities. Power for the spaces exists. The photos show the existing gravel parking and electrical utilities.



(6) Does legal access to the subject property for the development exist or will it exist at the time of development?

Yes.

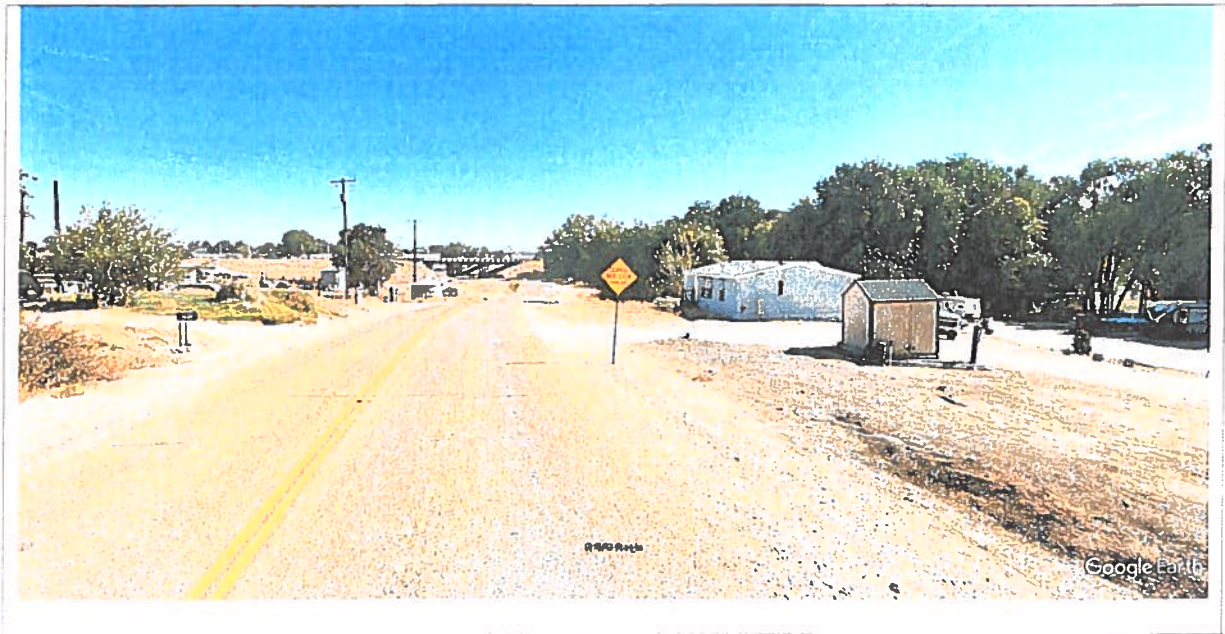
There are existing approved accesses on Farmway Rd. and Purple Sage Rd. These existing accesses will continue to be used. Below are photos of the existing accesses.





These photos are of the Farmway Road access





The above are photos are of the existing Purple Sage Rd. access.

(7) Will there be undue interference with existing or future traffic patterns?

No.

The proposed use will result in up to two of the manufactured home spaces not being used and up to eight RVs being parked on the property. This use will generate comparatively minimal traffic. This is still a fairly rural location with low background traffic volumes and high levels of service on the existing roadways.

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

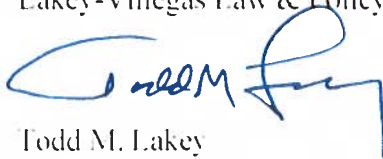
Yes.

Adequate services have historically been provided to the subject property. This use is small in scope and will not have a significant impact on public services or require additional public funding. The proposed use does not change or negatively impact any existing irrigation facilities. The property itself does not have any surface irrigation water rights. This is a very small proposed use that should not generate any significant increase in the demand on current service providers.

Conclusion

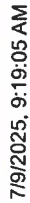
This application for a CUP to allow the Owner to park up to eight RV's on the subject property if he elects not to utilize up to two of the approved manufactured home spaces allowed in the current CUP meets the requirements of the Canyon County Code as described above. If this CUP is granted the RV space use will remain subject to the other conditions contained in the underlying CUP for the manufactured homes. The applicant is open to additional reasonable conditions of approval regarding these RV spaces. We have included a site plan showing the location of the RV spaces on the property. Since the application meets the criteria for approval, I would respectfully request that you approve this conditional use permit. We are happy to answer any questions should you have them.

Lakey-Villegas Law & Policy

A handwritten signature in blue ink, appearing to read "Todd M. Lakey", is written over the printed name.

Todd M. Lakey

RV Parking Spaces



Blue: Band 3

Taxnarrels

Canyon County Roads

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 24938 Farmway Rd Parcel Number:

City: Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date:

Number of Acres: 3.3

Current Zoning: AG

Description of the Request:

TO ADD 8 RU sites to remove 2 mobile homes

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Olsen

Company Name:

Current address: 10947 Wagon Trail Lane

City: Middleton

State: ID

ZIP Code: 83644

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 7-16-25

MEETING LOCATION: 24938 Farmway Rd

MEETING START TIME: 6 PM

MEETING END TIME: 6:22 PM

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. David J Olsen

10947 Wagon Trail Lane
Middleton ID 83644

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):

David J Olsen

APPLICANT/REPRESENTATIVE (Signature):



DATE: 10/17/25

James + Laura Green

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

June 26, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a conditional use permit (CUP). I currently have a conditional use permit for the small mobile home park located on my property. I am planning to request a CUP to allow two of the spaces not to be used for manufactured homes and to allow up to 8 recreational vehicles on the property instead of those two manufactured homes. 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: Wednesday July 16, 2025

Time: 6:00 p.m.

Location: On site - at the Farmway Rd. entrance to my property – see attached map.

Property description:

Site Location: 24938 FARMWAY RD, CALDWELL, ID

Proposed access: Existing accesses on Farmway and Purple Sage – no new accesses

Total acreage: 3.35

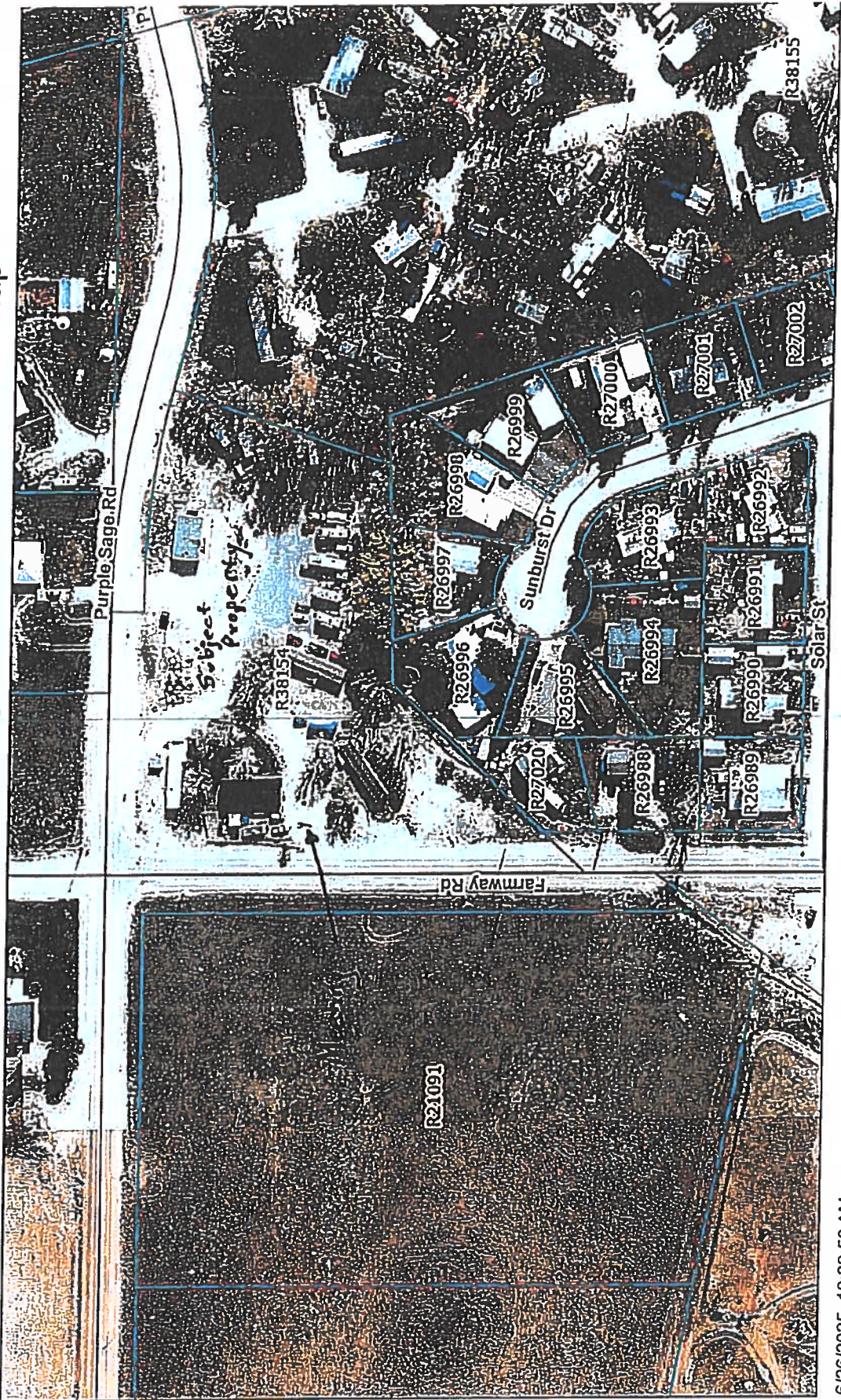
Proposed lots: Not applicable

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

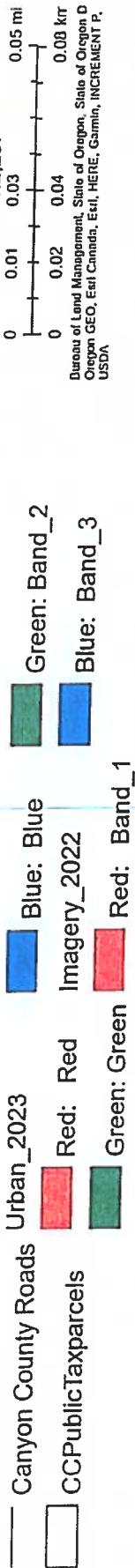
Sincerely,

David Olsen

Canyon County, ID Zoning & Future Land Use Web Map



6/26/2025, 10:39:58 AM



DOROTHY A. GREVER
206 YOUNGLOVE AVE.
SANTA CRUZ CA 95060

EDWARD A. DALBESIO
131 LAURENT ST
SANTA CRUZ CA 95060

CYNDEL BOES
24924 BARBARA LN.
CALDWELL, ID 83607

CYNTHIA ANN VEASEY
15917 SOLAR ST
CALDWELL, ID 83605

EDWARD EARL HORN FAMILY TRUST
915 5TH ST
PAYETTE ID 83661

DENNIS E HEALY
15926 SUNBEAM ST
CALDWELL, ID 83607

JACK LEE KEITHLEY
15941 SUNBEAM ST
CALDWELL, ID 83607

D. PAT HASTRITER
15927 SOLAR ST
CALDWELL, ID 83607

HARVEY D. MILLER
15943 SOLAR ST
CALDWELL, ID 83607

BOBBY ANDERSON
6925 ANDERSON LN
MARSING, ID 83639

ORVILLE D. ZUBER
15881 SOLAR ST
CALDWELL, ID 83607

GUADALUPE MELCHOR
24951 SUNBURST DR
CALDWELL, ID 83605

PATRICIA A. HURLEY
24934 SUNBURST DR
CALDWELL, ID 83607

STEVEN R. CALLAGHAN
24914 SUNBURST DR
CALDWELL, ID 83607

JAMES L. GREEN
24902 FARMWAY RD
CALDWELL, ID 83607

MATTHEW B. MURPHY
PO BOX 23
MELBA ID 83641

NOEMI GARCIA
16733 OLD FRIENDSHIP WAY
CALDWELL, ID 83607

FRANCISCA NAZARE C. SMITH
24893 SUNBURST DR
CALDWELL, ID 83607

CYRUS L. TUCHSCHER
15871 SOLAR ST
CALDWELL, ID 83605

CARLOS E. FLEETWOOD
24885 SUNBURST DR
CALDWELL, ID 83607

SERGIO PEREZ AGUILAR
13903 GARY LN
CALDWELL, ID 83607

JAMES A. CHILDERS
24924 SUNBURST DR
CALDWELL, ID 83607-8457

FLOYD R. AMES
24876 SUNBURST DR
CALDWELL, ID 83607

RONDA ZIGLER
24842 SUNBURST DR
CALDWELL, ID 83607

DAVID G. MARKER
15938 SUNBEAM ST
CALDWELL, ID 83607

WAYNE T. KITCHEN
15951 SUNBEAM ST
CALDWELL, ID 83607

NICHOLE MARIE HETRICK
15920 SOLAR ST
CALDWELL, ID 83607

DANNY COMBS
24942 SUNBURST DR
CALDWELL, ID 83607

MICHAEL DUNLAP
24898 SUNBURST DR
CALDWELL, ID 83607

LONNIE K. CORBRIDGE
24880 SUNBURST DR
CALDWELL, ID 83607

CHARLES K. GONZALES
24840 SUNBURST DR
CALDWELL, ID 83607

STEVENSON FAMILY TRUST
24815 FARMWAY RD
CALDWELL, ID 83607

SUSAN E. KEPLER
24827 FARMWAY RD
CALDWELL, ID 83607

PURPLE SAGE LLC
221 W MAIN ST STE 2039
LOS ALTOS, CA 94023

DELAINY WALKER
15956 PURPLE SAGE RD
CALDWELL, ID 83607

SVETLANA POLTAVETS
15968 PURPLE SAGE RD
CALDWELL, ID 83607

SHAUN STEELE
400 W BEACON LIGHT RD
EAGLE, ID 83616

GONZALO NAVARRO
4815 OXBOW AVE
CALDWELL, ID 83605

GUY DARRELL WERNER
3873 SW 4TH ST
NEW PLYMOUTH, ID 83655

DAVID J. OLSEN
423 E KARCHER RD
NAMPA, ID 83687



AGENCY ACKNOWLEDGMENT

Date: 6/30/25
Applicant: David OLSEN
Parcel Number: 238154
Site Address: 24938 Farmway Rd Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/30/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 7-1-25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: Middleton RFD

Highway District:

☒ Applicant submitted/met for official review.

Date: 7-8-25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

District: Notus-Palma Highway District

Irrigation District:

☐ Applicant submitted/met for official review.

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

District: _____

Area of City Impact:

☐ Applicant submitted/met for official review.

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

City: _____

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: 6/30/25
Applicant: David OLSEN
Parcel Number: R38154
Site Address: 24938 Farmway Rd Caldwell ID

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/30/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 7-1-25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for official review.

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

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 8/5/25 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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



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

AFFIDAVIT OF LEGAL INTEREST

I. David J. Olsen 423 E. Karcher Rd.
(name) (address)
Nampa Idaho 83687
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

Todd Lakey - Lakey-Villegas Law 141 E. Carlton NE, Meridian ID
(name) (address)

to submit the accompanying application pertaining to the subject property.

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

Dated this 10th day of July, 20 25.

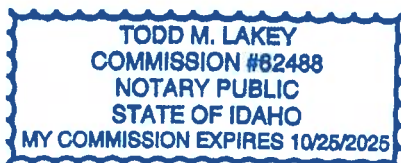
David J. Olsen
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 10th day of July, in the year 20 25, before me Todd M. Lakey,
a notary public, personally appeared David J. Olsen, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he she executed the same.



Notary: Todd M. Lakey

My Commission Expires: 10-25-25

ACCOMMODATION
RECORDING

Quitclaim Deed

2017-003526
RECORDED
01/27/2017 02:05 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs: 3 EHOWELL \$16.00
TYPE: DEED
T. TLEONE BOISE
ELECTRONICALLY RECORDED

For value received,

Anita J. Stroschein, an unmarried woman

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

David J. Olsen, an unmarried man

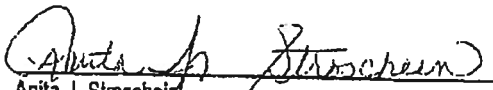
whose current address is 1515 N Midland Blvd Nampa ID 83651

the following described premises:

SEE ATTACHED EXHIBIT "A"

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 04/06/2016


Anita J. Stroschein

State of Idaho County of Canyon ss.

On this 26 day of January in the year of 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anita Stroschein known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

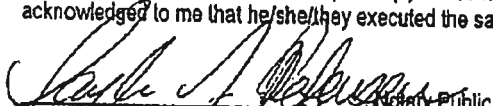

My Commission Expires: 8/15/20
(seal)



EXHIBIT A

This parcel is situated in the West Half of the Northwest Quarter of Section 33, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Section 33; thence

South 89° 51' 38" East along the North boundary of said Section 33 a distance of 267.95 feet to a point on the Westerly boundary of the right-of-way for an existing State Highway; thence South 1° 15' 22" West along the West and South boundaries of said right-of-way a distance of 35.00 feet to an existing Highway right-of-way monument which point is also a point of curve; thence

Southeasterly along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 8° 02' 47" and a long chord which bears South 87° 14' 13" East a distance of 116.55 feet; thence

Southeasterly along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 7° 45' 11" and a long chord which bears South 79° 20' 13" East a distance of 112.30 feet; thence

South 75° 27' 38" East a distance of 93.93 feet to a point of curve; thence

Northeasterly along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 228.41 feet; thence

North 75° 04' 52" East a distance of 62.59 feet to an existing Highway right-of-way monument on the Westerly boundary of U. S. Highway I-80 North; thence

South 15° 01' 18" East along said Westerly right-of-way a distance of 1304.51 feet to a point on the centerline of an existing irrigation lateral known as Conway Gulch Lateral No. 6.1; thence

South 89° 00' 49" West along said centerline a distance of 404.87 feet which point is 71.16 feet West of the said centerline extended; thence

North 18° 00' 51" West a distance of 1101.92 feet; thence

South 88° 08' 19" West a distance of 273.85 feet; thence

South 48° 35' 19" West a distance of 275.50 feet to a point on the West boundary of said West Half of the Northwest Quarter; thence

North along said West boundary a distance of 496.19 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

This parcel is situated in the Northwest Quarter of the Northwest Quarter of Section 33, Township 5 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 33; thence

South 89° 51' 38" East along the North boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 267.95 feet; thence
South 0° 55' 23" West a distance of 32.97 feet (formerly South 1° 15' 22" West a distance of 35 feet) to a Highway right-of-way monument on the South boundary of West Purple Sage Road; thence

Southeasterly along said Southerly right-of-way boundary of road a distance of 230.47 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 54' 42" and a long chord which bears South 82° 26' 01" East a distance of 229.73 feet to a Highway right-of-way monument, the TRUE POINT OF BEGINNING, (formerly, a distance of 228.85 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 47' 58" and a long chord which bears South 83° 21' 37" East a distance of 228.12 feet); thence

South 75° 27' 38" East along the Southerly right-of-way boundary of Road, a distance of 93.98 feet; thence

Northeasterly a distance of 227.00 feet along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 16' 34" and a long chord which bears North 89° 20' 15" East a distance of 224.54 feet, (formerly Northeasterly a distance of 228.41 feet along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 225.91 feet); thence

North 75° 04' 52" East along the South right-of-way boundary of the Road, a distance of 62.59 feet to a point on the West right-of-way boundary of U.S. Highway I-80 North; thence

South 15° 01' 18" East along the West right-of-way boundary of Highway I-80 North a distance of 1304.51 feet; thence

South 89° 00' 49" West along the South boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 404.87 feet to a point on the East boundary of Sunlight Terrace Subdivision; thence

North 18° 00' 51" West along the East boundary of said Sunlight Terrace Subdivision a distance of 1101.92 feet; thence

South 88° 08' 19" West along the North boundary of said Sunlight Terrace Subdivision a distance of 50.00 feet; thence

North 19° 51' 49" East a distance of 239.77 feet to the TRUE POINT OF BEGINNING.

Canyon County Development Services

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

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

Receipt Number: 86034

Date: 8/6/2025

Date Created: 8/6/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: David Olsen

Comments: CU2025-0016

Site Address: 24938 FARMWAY RD, Caldwell ID 83607 / Parcel Number: 38154000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Case Mapping (Fee Per Case Set)	CU2025-0016	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2025-0016	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0016	\$350.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	180568895	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00