

EXHIBIT A

Application Packet & Supporting Materials



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: IDAHO YOUTH RANCH, INC.	
	MAILING ADDRESS: 5465 W. IRVING ST. BOISE, ID 83706	
	PHONE: (208) 794-5754	EMAIL: rat1s@youthranch.org
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>Scott Jantis</u> Date: <u>2/21/2025</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Matthew T. Adams	
	COMPANY NAME: The Land Group, Inc.	
	MAILING ADDRESS: 462 E Shore Dr, STE 100, Eagle ID 83616	
	PHONE: 208-939-4041	EMAIL: matt@thelandgroupinc.com

SITE INFO	STREET ADDRESS: 28371 EL PASO RD, Caldwell	
	PARCEL NUMBER: R3778101100	
	PARCEL SIZE: 159 acres	
	REQUESTED USE: Temporary Guest Housing	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agriculture

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER PH2016-4-MOD (LUP)	DATE RECEIVED: Feb. 21, 2025
RECEIVED BY: Arbay Mberwa	APPLICATION FEE: \$1000 CK MO CC CASH



July 18, 2025

Debbie Root, MBA
Canyon County Development Services
111 North 11th Avenue, #140
Caldwell, Idaho 83605
e. debbie.root@canyoncounty.id.gov

RE: Idaho Youth Ranch – Temporary Family Visitation Lodging: CUP Modification

Dear Debbie:

We are pleased to submit this CUP Modification application associated with the Idaho Youth Ranch (IYR) Hands of Promise Campus. The goal of this updated application is to:

- Document existing campus features.
- Acknowledge previously approved CUP features that remain future projects.
- Modify the CUP to reflect the revised location of what was previously called “parent housing,” now known as **Temporary Family Visitation Lodging**.

This proposed relocation, moving the lodging from the southern portion of the site to a more central area of the campus, represents a more appropriate placement for both the IYR program and the surrounding neighborhood. Following several meetings with community members, we are proud to report that many neighbors expressed support for this modification.

The Idaho Youth Ranch (IYR) is a non-profit 501(c)(3) agency that offers emergency shelter, residential care, youth and family therapy, job readiness training, adoption services, and more throughout the State of Idaho. Since 1953, Idaho Youth Ranch has been a beacon of hope for struggling kids and families. Idaho Youth Ranch brings nearly 70 years of experience, masters-level clinicians, and the best counseling and therapeutic tools together to help Idaho’s youth.

Completed and opened in 2023, The Idaho Youth Ranch Residential Center for Healing & Resilience is in Canyon County on IYR’s Hands of Promise Campus. The residential center provides residential therapeutic treatment for youth with mental health challenges. With 258 acres of streams, forests, fields and nature, the campus incorporates everything that makes Idaho great. Youth will have the privacy they need to heal while staying connected to their family and community. The campus offers dorm-style lodging with private bedrooms for each child. The Residential Center for Healing and Resilience is equipped with advanced security and round-the-clock staff to keep the children safe. The program also offers the Promise Academy, a state-accredited charter school on the Hands of Promise Campus. It offers six classrooms designed to meet the unique educational challenges of the youth living on campus.

Planning and design of the proposed Temporary Family Visitation Lodging (parent housing) improvements started in 2023 with our first neighborhood meeting held on May 30, 2024. Approximately fourteen neighbors attended and provided feedback on the proposed location near

Hollow Road. The feedback from neighbors on this location was negative, specifically regarding traffic concerns and a lack of understanding of the Idaho Youth Ranch program. We held a second neighborhood meeting on June 20, 2024, to continue the conversation from May 30 and gather more feedback and information. At the June 20 meeting, we also offered a tour of the Ranch and provided detailed information on the programs that are provided. Negative feedback related to traffic on Hollow Road was once again expressed. Neighbors asked if we had considered a more central location near the existing Arena and School since this is a support feature of the school. The IYR team agreed to continue to work to satisfy these concerns.

The IYR then conducted a new study of possible locations for the project in a location more central to the property with access from El Paso Road. Upon selection of the location included in this application, a neighborhood meeting was held on February 6, 2025. The neighbors that attended were excited and encouraged by the information we presented and the new location. All neighbors in attendance expressed support for the project at the location included in this application. The IYR is proud of the continued engagement effort with the neighbors and the positive outcome resulting from our approach of honest and transparent communication.

Detailed Development Description – Relocated Parent Lodging (CUP Mod):

The proposed housing units will support short-term visits (1–3 nights on average) from parents of youth receiving treatment on campus. These visits are vital for maintaining family connections and integrating family participation into the healing process.

Key Features:

- **Capacity:** Four two-bedroom housing units (two duplexes), with a total occupancy of up to 16 people.
- **Supervision:** When a parent visits, the youth may stay in the unit with the parent under their supervision.
- **Support:** IYR employees will provide housekeeping and grounds maintenance.

Site Infrastructure:

- **Access:** Via the existing driveway from El Paso Road (currently serving the residential center and riding arena).
- **Water:** Supplied by the campus' existing potable well system.
- **Wastewater:** Will be served by on-site septic (individual tanks or integration with the existing LSAS system), pending coordination with IDEQ and Southwest District Health.
- **Irrigation:** Served by the existing pressurized irrigation system (Black Canyon Irrigation District).
- **Parking:** An expansion of the existing paved riding arena lot will provide adequate parking.

Design & Compatibility:

- **Zoning:** No zoning change is requested.
- **Aesthetics:** The buildings will match the style and scale of nearby campus structures, with appropriate landscaping, patios, and outdoor space.
- **Visibility:** The homes will not be visible from any public roadways.
- **Agricultural Impact:** There will be no impact to existing agricultural uses.

The temporary visitation lodging units are intended for use by visiting parents of the resident youth at the program. Maintaining connection with family members, and participation in treatment by family members are critical components to the progress of the youth residing at the Residential Center for Healing and Resilience. When a parent visits, the child may stay in the housing unit under the

supervision of the parent. The length of the stay could vary from one night to 3 nights on average. The units are each two bedroom and would support a maximum of 4 occupants. This application is for four housing units (two duplexes) totaling a maximum occupancy of 16 occupants. IYR employees will provide housekeeping services and site/yard maintenance services for the property and the units

Land Use & Housing Character:

There is no requested zoning change.

The homes will have a consistent character with existing campus buildings adjacent to this location on the campus. Access, parking, front and back yard character will be consistent with nearby Single-Family Housing, ensuring the project is an appropriate fit into the existing community and existing campus.

Amenities for the housing units will include an outdoor patio, lawn, and area for grilling.

The housing is NOT visible from any adjacent public roadway.

Agricultural Use:

The Project has been designed to have no impact on existing agricultural use on this parcel.

Phasing

The Project will develop in a single phase.

Detailed Development Description – Original CUP Approved Features (Constructed):

The campus currently operates within many of the buildings and spaces that were approved in the original CUP to support the school. These features include:

- Indoor Arena with office space and conference room
- Welcome Center
- Residential Lodge (2 lodges housing a maximum of 32 youth in each = 64 total capacity)
- School & Wellness Center
- School Recreation Building
- School Dining Hall and Commercial Kitchen
- Ride for Joy – Barn, Office, corals, paddocks, & Outdoor Arena
- Maintenance Shop
- Caretaker Residence & Staff Housing
- Waste Water LSAS Treatment Facility
- Solar Array
- Entry Monument and water crossing

Detailed Development Description – Original CUP Approved Features (Future):

Various features were approved in the original CUP to support the program but remain as future projects based on need and funding. These features include:

- Residential Lodge (1 lodge housing 32 students)
- Staff Housing
- Additional Maintenance Building

- Ag Improvements – 4H small animal facilities, Kennel, maintenance building, and yard with parking
- Challenge Course
- Amphitheater
- Outdoor recreation & camping area: yurts, tents, teepees, vault toilet, trails, climbing wall, zip line, treehouse, fire pit, etc.

Conclusion:

This proposed project is good for the nearby community, Canyon County, the State of Idaho, and most importantly the Children and Families of Idaho. The need is great for the services provided by the Idaho Youth Ranch at this location, and this project will further build upon the great work being undertaken at The Idaho Youth Ranch Residential Center for Healing & Resilience.

The Idaho Youth Ranch has a goal. We assist youth in reaching a level of mental health where residential care is no longer necessary. Youth achieve this through the development of communication skills, emotional regulation, education, self-esteem, and trauma resolution.

We do this by helping our children:

- Begin the process of resolving trauma or emotional challenges.
- Discover effective ways to communicate their needs, emotions, and boundaries.
- Strengthen their education, building on existing knowledge and filling any gaps.
- Nurture their natural strengths and aptitudes to boost self-esteem.
- Develop a positive sense of self-worth and hopefulness about the future.
- Strengthen the internal family dynamics for a stronger, more cohesive family unit.

This important work relies on many factors, with family involvement being a critical component. This proposed housing will further our ability to achieve this goal while maintaining the beautiful, rural character of the area.

We appreciate the opportunity to formally present this application to Canyon County Development Services. As you complete your review, please let us know if we can provide any additional information to clarify the project's vision. We can be reached at matt@thelandgroupinc.com or at 208-939-4041.

Sincerely,

Matthew T. Adams
The Land Group, Inc.

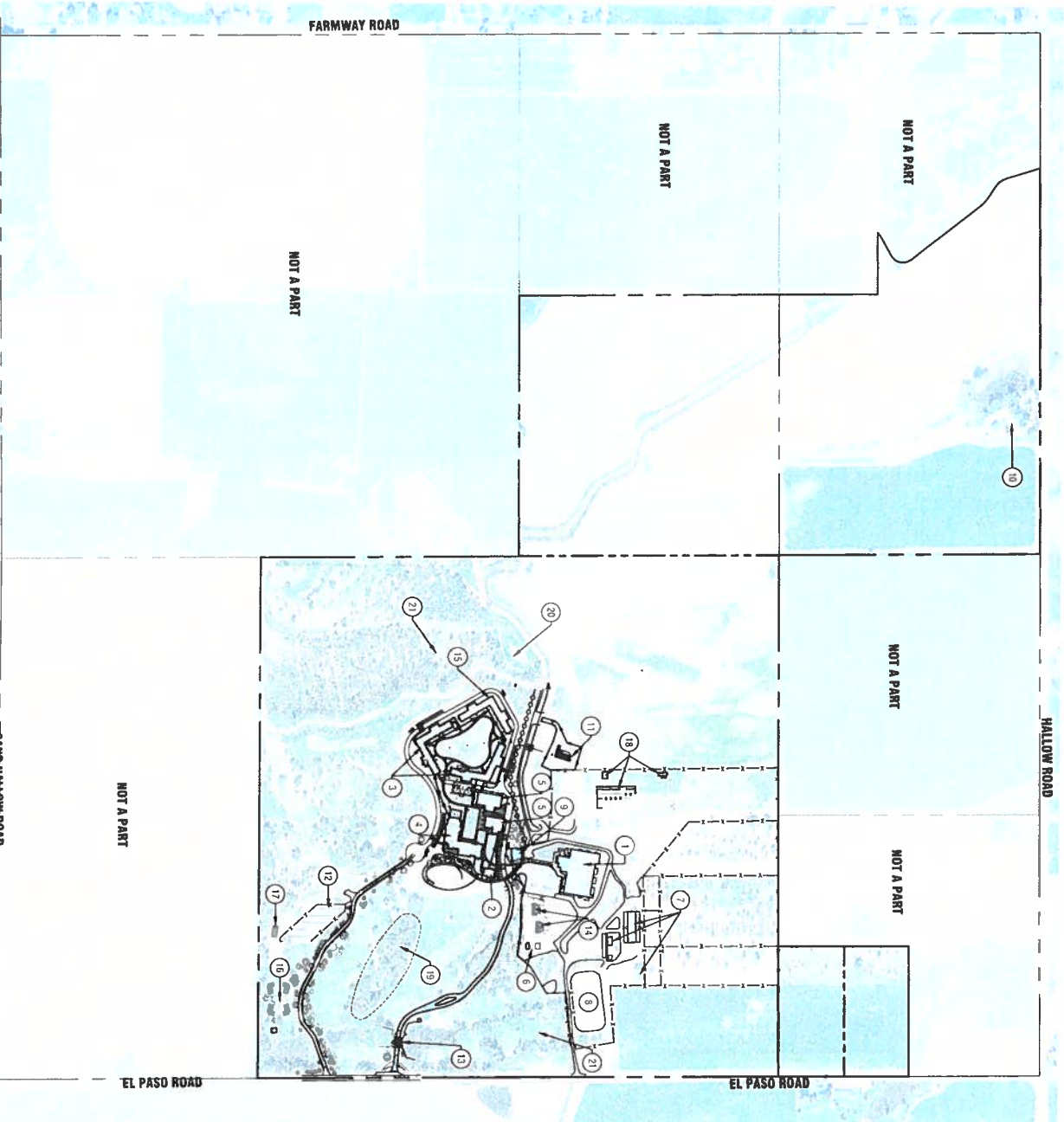


Keynotes:

CALL OUT NUMBERS
COORDINATED TO NUMBERED
NOTES BELOW

1. EXISTING INDOOR ARENA
2. EXISTING WELCOME CENTER
3. EXISTING RESIDENTIAL LODGES (CAPACITY 64 RESIDENTS)
4. EXISTING EDUCATION AND WELLNESS CENTER
5. EXISTING DINING HALL, COMMERCIAL KITCHEN, AND RECREATION CENTER
6. EXISTING CAMPUS PORTABLE/FIRE WATER PUMP AND TREATMENT BUILDINGS
7. EXISTING RIDE FOR JOY BARN, OFFICE, HAY SHED, AND CORRALS
8. EXISTING OUTDOOR ARENA
9. EXISTING MAINTENANCE SHOP
10. EXISTING CARETAKER RESIDENCE AND STAFF HOUSING
11. EXISTING WASTE WATER TSS/TREATMENT FACILITY
12. EXISTING SOLAR ARRAY
13. EXISTING ENTRY MONUMENT AND WATER CROSSING
14. PROPOSED FAMILY VISITATION LODGING
15. FUTURE RESIDENTIAL LODGE (CAPACITY 32 RESIDENTS)
16. FUTURE STAFF HOUSING
17. FUTURE MAINTENANCE BUILDING
18. FUTURE AG IMPROVEMENTS
 - YARD AND PARKING
 - MAINTENANCE
 - 4-H AREA - SMALL ANIMALS
 - KENNEL
19. FUTURE CHALLENGE COURSE
20. FUTURE AMPHITHEATER
21. FUTURE OUTDOOR RECREATION AND CAMPING AREA

CUP Site Plan



HANDS OF PROMISE CAMPUS **Idaho Youth Ranch**

26371 El Paso Road
Caldwell, Idaho 83607

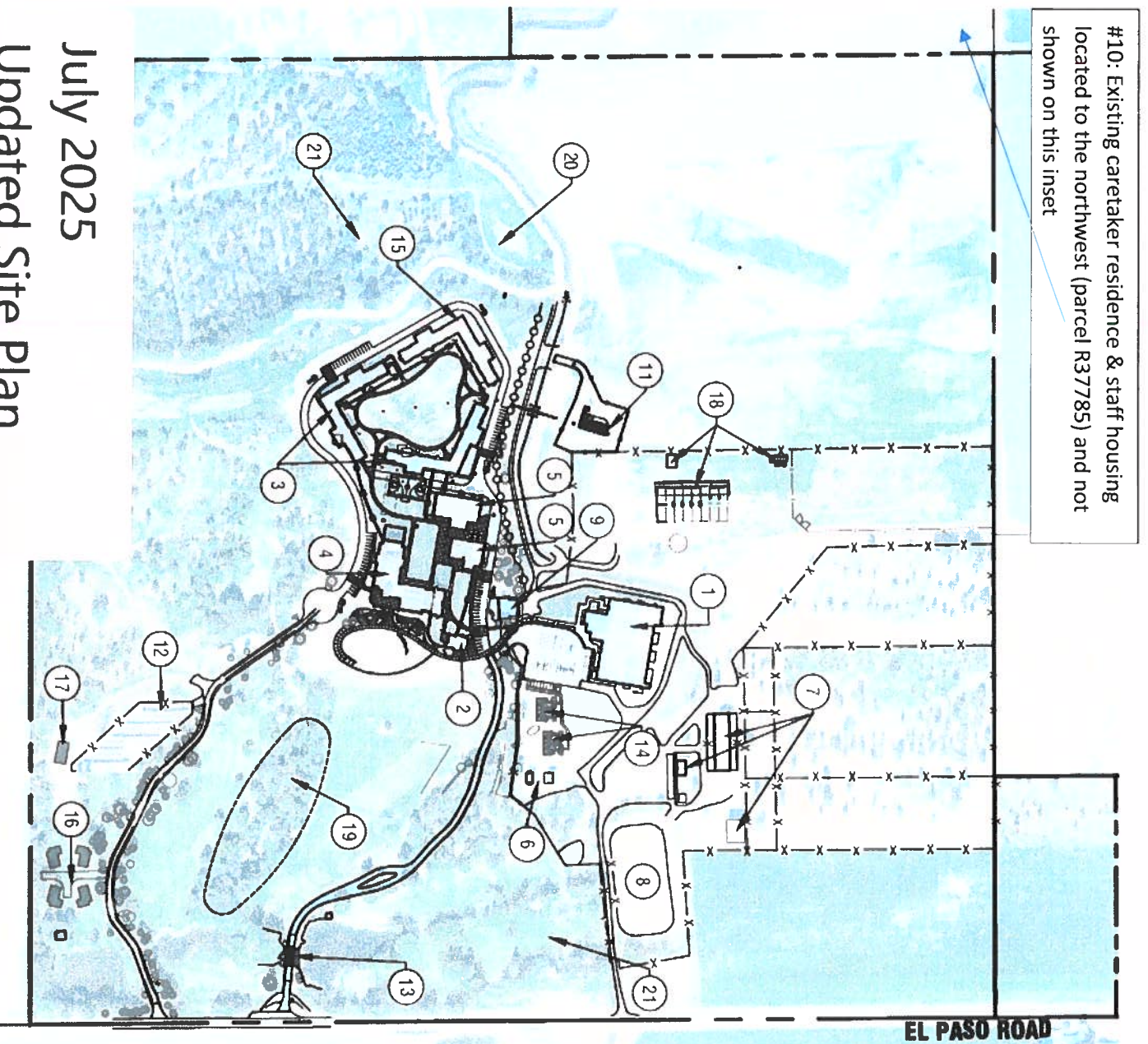


Project No. 26371-001
10/1/2019
10/1/2019

CUP Site Plan

CUP-1

#10: Existing caretaker residence & staff housing located to the northwest (parcel R37785) and not shown on this inset



EL PASO ROAD

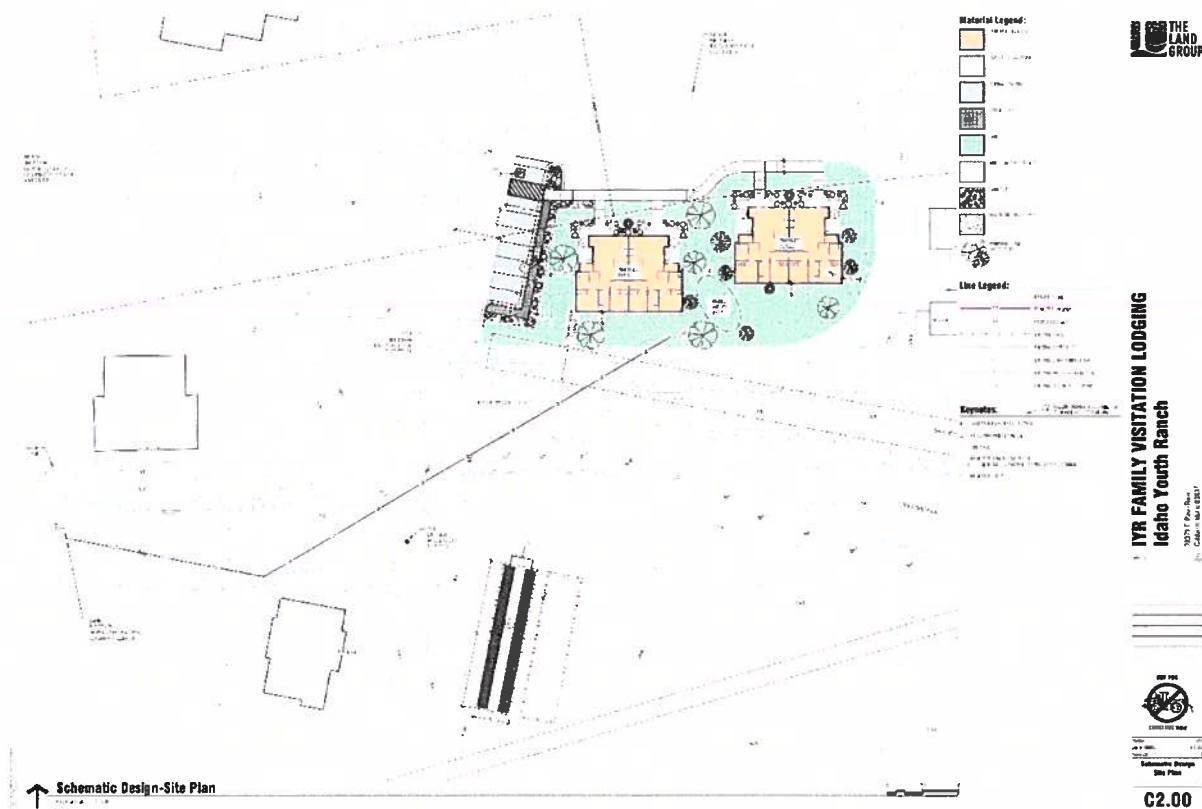
1. EXISTING INDOOR ARENA
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20. FUTURE AMPHITHEATER
21. FUTURE OUTDOOR RECREATION AND CAMPING AREA

July 2025
Updated Site Plan

Context Map



Conceptual Layout Plan



Conceptual Rendering



Operation Plan

This project is a critical component of Idaho Youth Ranch's (IYR's) recently opened Residential Center for Healing and Resilience (RCH&R), located on IYR's larger Hands of Promise Campus off El Paso Rd. The RCH&R provides residential mental health treatment for Idaho youth. This type of care was previously unavailable in Idaho, causing Idaho youth to be sent to states as far away as Georgia to receive the care they need. The resulting separation was a hardship for these families and caused additional trauma to the youth. Research has demonstrated that family visitation helps youth cope with their problems and involvement of the family in the treatment provided to these youth will increase the likelihood of successful treatment outcomes. IYR was able to raise the money to construct the RCH&R because the message of "Bring Idaho's Kids Home" resonated with donors. This project further realizes that goal by providing safe, comfortable, and convenient temporary lodging for families while they visit their youth at the RCH&R and participate in treatment.

Families utilizing the temporary lodging will typically have traveled from areas of the state far from the Treasure Valley. The typical stay will be 1-2 days and nights in duration, while the family visits with their youth in residence at the RCH&R and participates in required family therapy. Depending on the youth's progress in treatment, the youth may stay with the family during their stay in the temporary lodging. Scheduling, as well as daily cleaning, linen exchange, maintenance, etc., will be provided by IYR staff. IYR does not plan to charge for use of the temporary lodging facilities. The temporary lodging will be supported by a domestic septic system and well.

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: CONNECTING TO EXISTING SYSTEM ON SITE

☐ 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:**

☒ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

IRRIGATION POND, IRRIGATION DITCH

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ Commercial ☐ Industrial
☐ Common ☐ Non-Buildable

2. FIRE SUPPRESSION:

- ☒ Water supply source: EXISTING FIRE HYDRANT ON SITE

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Temporary lodging for visiting parents

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 12:00am to 11:59pm
☒ Tuesday 12:00am to 11:59pm
☒ Wednesday 12:00am to 11:59pm
☒ Thursday 12:00am to 11:59pm
☒ Friday 12:00am to 11:59pm
☒ Saturday 12:00am to 11:59pm
☒ Sunday 12:00am to 11:59pm

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? Existing facility employees will provide custodial services ☒ 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? 8

Is there is a loading or unloading area? NO

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



January 24, 2024

Dear Neighbor:

We are currently assembling a conditional use permit modification (CUP Mod) application on behalf of the Idaho Youth Ranch (IYR), which will be submitted to Canyon County for a temporary family visitation lodging project. This proposed project will be located at the Hands of Promise Campus at 28371 El Paso Rd, Caldwell, ID 83607. The property is highlighted in blue on the aerial map on page 2 of this letter, with a red X showing the project location and a blue X showing the meeting location. A conceptual layout plan of the proposed project is also included for your reference on page 3 of this letter.

This project was previously considered at a location on Hollow Road with neighborhood meetings held in 2024. No application was submitted for a project at that location. Because of feedback received from neighbors, the project is now proposed adjacent to the existing Ranch Campus Equine Center at the interior of the Ranch Campus.

This project is a critical component of the IYR's recently opened Residential Center for Healing and Resilience (RCH&R), located on IYR's larger Hands of Promise Campus off El Paso Rd. The RCH&R provides residential mental health treatment for youth. This type of care was previously unavailable in Idaho, causing Idaho youth to be sent to states as far away as Georgia to receive the care they need. The resulting separation was a hardship for these families and caused additional trauma to the youth. Research has demonstrated that family visitation helps youth cope with their problems and involvement of the family in the treatment provided to these youth will increase the likelihood of successful treatment outcomes. IYR was able to raise the money to construct the RCH&R because the message of "Bring Idaho's Kids Home" resonated with donors. This project further realizes that goal by providing safe, comfortable temporary lodging for families while they visit their youth at the RCH&R and participate in treatment. Parents who utilize the Family Visitation Lodging will generally visit for one to three nights.

You are invited to attend an informational neighborhood open house meeting to discuss this application. This is not a public hearing, and public officials will not be present.

Meeting Date, Time, and Location:

Thursday, February 6th, 2025, 6:00pm to 7:00pm, at 28371 El Paso Rd, Caldwell, ID 83607.

We look forward to your participation and support. If you have any questions, feel free to contact me at matt@thelandgroupinc.com or 208.939.4041. Sincerely,

Matthew T. Adams

Principal Landscape Architect, The Land Group, Inc.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 28371 EL PASO RD	Parcel Number: R3778101100	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 1/24/2025	Number of Acres: 159	Current Zoning: Ag
Description of the Request: CUP Mod for visiting family housing		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Matthew Adams		
Company Name: The Land Group, Inc.		
Current address: 462 E Shore Dr, STE 100		
City: Eagle	State: ID	ZIP Code: 83616
Phone: 208-939-4041	Cell:	Fax:
Email: matt@thelandgroupinc.com		

MEETING INFORMATION

DATE OF MEETING: 2/9/2025	MEETING LOCATION: 28371 El Paso Rd, Caldwell, ID 83607	
MEETING START TIME: 6 pm	MEETING END TIME: 7 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.	See Sign in Sheet Attached Below	
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

See Sign in Sheet Attached Below

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):

Matthew T. Adams

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 2 / 6 / 2025

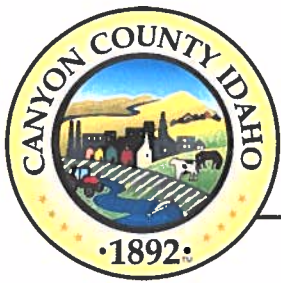
NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project: Idaho Youth Ranch - Visiting Family Housing

2/6/2025, 6-7 pm @ Project Location / 28371 El Paso Rd, Caldwell, ID 83607



Print Name	Address	Email/Phone
Matthew Adams	462 E. Shore Drive, Ste 100 Eagle, ID 83616	matt@thelandgroupinc.com 208.939.4041
Alison Lark	462 E. Shore Drive, Ste 100 Eagle, ID 83616	alark@thelandgroupinc.com 208.939.4041
Rick Lus	3465 W. LIVING ST. 14R Boise, ID 83706	ralis@youthranch.org 208-794-5754
DENNIS GALLAHER	14R 28371 EL PASO RD CALDWELL ID 83607	DGALLAHER@YOUTHRANCH.ORG
KATRINA KULM	310 N 5th ST BOISE, ID 83702	kkulm@curstadarchitects.com 208.331.9031
Nick Gulio	391 W. STATE ST SUITE G EAGLE ID 83616	nick@gkacorp.com 208 939 8850
NATE TURNER	3915 W. MINER'S PEN CH BOISE, ID 83714	NATE@TURNERARCHITECTS.COM 208-830-4022
Joe Felli	13608 Sand Hollow Rd Caldwell, ID	jelli@turner@gmail.com
Scott Curtis	5465 W. JAVINA ST BOISE, ID 83706	scott@youthranch.org
Angel Salazar Jr.	15348 Hollow Rd Caldwell, ID 83607	208-577-1397
Deborah Imbrogno	14R 28371 EL PASO RD CALDWELL, ID 83607	208-854-8279 dimbrogno@youthranch.org
Ericson, Angela Leif	15673 Hollow Rd Caldwell, ID 83607	208 249 9323 redwansgir14@yahoo.com



AGENCY ACKNOWLEDGMENT

Date: January 14, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 01/14/2025

Signed: _____

Anthony Lee

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Area of City Impact:

City: _____

☐ 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



AGENCY ACKNOWLEDGMENT

Date: January 31, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: Middleton Rural Fire District

☒ Applicant submitted/met for official review.

Date: 2/7/2025 Signed: _____

Victoria Blos
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: _____

☐ 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




MIDDLETON RURAL FIRE DISTRICT

Office of the Fire Marshal

Date: February 7, 2025

To: The Land Group, Inc.

From: Victor Islas, Deputy Chief  Middleton Rural Fire District
Victor Islas, Deputy Chief

Subject: Fire District Comments

Project: Canyon County Conditional Use Permit Modification
File/Case Number: TBD

The Middleton Rural Fire District has assessed the documents provided by The Land Group, Inc on behalf of the Idaho Youth Ranch Campus of Hope via email on January 31, 2025.

The Applicant is requesting approval of a Conditional Use Permit Modification for the property located at 28371 El Paso Rd., Caldwell, ID (R37781011) The modification will allow for 2 proposed duplexes for families to temporarily use when visiting their children.

The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is approximately 9.9 miles from the property, with an estimated travel time of 15 minutes under optimal driving conditions.

Future response coverage will be provided by Middleton Rural Fire District Station 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once operational Station 54 is 3.0 miles with an estimated travel time of 5 minutes under ideal driving conditions to the property.

The district does not oppose the application, contingent on adherence to the following code, AHJ requirements and approval conditions:

1. Codes:
 - 1.1. This property shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by Canyon County, Idaho.
2. Fire Department Access:
 - 2.1. The property must maintain proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
 - 2.1.1. All access roads within the area shall be shown on site plans.
3. Water Supply:
 - 3.1. Water supply requirements for firefighter operations will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
 - 3.1.1. All hydrants within the area shall be shown on site plans.



MIDDLETON RURAL FIRE DISTRICT

Office of the Fire Marshal

4. Building Identification:
 - 4.1. The Fire District requests that the addressing for the buildings added to the campus use the same address and are given building letters I & J.
5. Additional Comments:
 - 5.1. Construction of any structures on this site will require Fire District review, permitting and inspection at the discretion of the Fire Marshal.
 - 5.1.1. Permit portal: www.midstarfirepermits.org
 - 5.2. It shall be the applicant's responsibility to provide Canyon County DSD with a copy of this review.
 - 5.3. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



AGENCY ACKNOWLEDGMENT

Date: January 14, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: HIGHWAY DISTRICT NO. 4

☒ Applicant submitted/met for official review.

Date: 1/31/25 Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: _____

☐ 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



AGENCY ACKNOWLEDGMENT

Date: February 13, 2025

Applicant: The Land Group, Inc.

Parcel Number: R37781011

Site Address: 28371 El Paso Rd, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☒ Applicant submitted/met for official review.

Date: 2-13-25 Signed: _____

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

Area of City Impact:

City: _____

☐ 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



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)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with the following agencies:	✓	✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
Area of City Impact (if applicable)	N/A	N/A
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$950.00	✓	
\$600.00 (CUP Modification)	✓	
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.



0005665531

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005665531

Date Filed: 4/2/2024 10:56:04 AM

Entity Name and Mailing Address:

Entity Name: IDAHO YOUTH RANCH, INC. (THE)
The file number of this entity on the records of the Idaho Secretary of State is: 0000092642
Address: 5465 W IRVING ST
BOISE, ID 83706-1213


Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C26482

The registered agent on record is:

Registered Agent: Scott Curtis
Registered Agent
Physical Address
5465 W IRVING ST
BOISE, ID 83706
Mailing Address
5465 W IRVING ST
BOISE, ID 83706-1213

Corporate Officers and Directors:

Name	Title	Business Address
Kim Thomas	Treasurer	5465 W IRVING ST BOISE, ID 83706
Leroy Custer	Director	5465 W IRVING ST BOISE, ID 83706
 Harry Amend	Director	5465 W IRVING ST BOISE, ID 83706
Jim Bratnober	Director	5465 W IRVING ST BOISE, ID 83706
Angie Harrison	Director	5465 W IRVING ST BOISE, ID 83706
Sheila Hennessey	Director	5465 W IRVING ST BOISE, ID 83706
Jim Johnston	Director	5465 W IRVING ST BOISE, ID 83706
Rick Rietmann	Director	5465 W IRVING ST BOISE, ID 83706
Brian Scott	Director	5465 W IRVING ST BOISE, ID 83706
Chris Taylor	Director	5465 W IRVING ST BOISE, ID 83706

B0896-31/5 04/02/2024 10:56 AM Received by Office of the Idaho Secretary of State



Julie VanOrden	Director	5465 W IRVING ST BOISE, ID 83706
Scott Curtis	President	5465 W IRVING ST BOISE, ID 83706
Deanna Turner	Director	5465 W IRVING ST BOISE, ID 83706
Leanne Rousseau	Director	5465 W IRVING ST BOISE, ID 83706
Ivy Smith	Director	5465 W IRVING ST BOISE, ID 83706
LAURA SMITH	Director	5465 W IRVING ST BOISE, ID 83706
ELIZABETH BEEM	Director	5465 W IRVING ST BOISE, ID 83706
TRAVIS LEACH	Director	5465 W IRVING ST BOISE, ID 83706
+ Kristin Bjorkman	Director	5465 W IRVING ST BOISE, ID 83706
+ Alonzo Sanchez	Director	5465 W IRVING ST BOISE, ID 83706
+ Laura Simic	Director	5465 W IRVING ST BOISE, ID 83706
+ Bridgette Wewers	Director	5465 W IRVING ST BOISE, ID 83706
+ Bernadette DeVito	Secretary	5465 W IRVING ST BOISE, ID 83706

The annual report must be signed by an authorized signer of the entity.

Job Title: Board Secretary

Bernadette DeVito

Sign Here

04/02/2024

Date



TitleOne
a title & escrow co.

PROPERTY INFORMATION

Date: 2/7/2025

Ownership: Idaho Youth Ranch Inc

Property Address: 28371 El Paso Road, Caldwell, ID 83607

Parcel Number: R3778101100

Brief Legal: 09-5N-3W NE TX 16068 IN NE & SE

Warmest Regards,

The Property Research Team at TitleOne

CSservice@titleonecorp.com

www.TitleOneCorp.com

Disclaimer

Any property information contained in this report is deemed reliable, but is not guaranteed, and subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Canyon County Property Profile Information

Parcel ID: R3778101100

Alt Parcel ID: 05N03W097210

Property Addr: 28371 El Paso Rd

Caldwell ID 83607 - 7521

Owner Information

Name: Idaho Youth Ranch Inc

Address: 5465 W Irving St

Boise ID 83706 - 1213



Assessor Information

Legal Description: 09-5N-3W NE TX 16068 IN NE & SE

Twn/Range/Section: 05N / 03W / 09 / NE

Acres: 159.66 (6,954,790 SqFt)

Irrigation Dist: Black Canyon Irrigation District

School District: Middleton

Instrument #: 2016010453

Subdivision:

Plat Instr. #:

Lot:

Block:

Recreation:

Assessed Values

Land Value: \$1,269,790.00

Improvement Value: \$1,717,900.00

Total Value: \$2,987,690.00 (2024)

Treasurer Information

Year: 2024 Tax: \$2,115.46

Year: 2023 Tax: \$2,261.30

Year: 2022 Tax: \$2,207.84

Levy Year: 2024

Levy Code: 032-00

Levy Rate: 0.0043

Assessor Land Categories

Use Code	Description	Value
01	01 Irr Ag	\$40,510.00
18	18 Rural other	\$438,240.00
81	81 Exempt Improvements	\$201,800.00
81L	81L-Exempt Land	\$360,000.00
81	81 Exempt Improvements	\$516,500.00
81L	81L-Exempt Land	\$431,040.00
81	81 Exempt Improvements	\$902,400.00
19	19 Public ROW / Waste	\$0.00
81	81 Exempt Improvements	\$68,000.00
40	40 Impr on cat 18	\$3,600.00
81	81 Exempt Improvements	\$15,000.00
40	40 Impr on cat 18	\$5,300.00
81	81 Exempt Improvements	\$3,300.00
40	40 Impr on cat 18	\$2,000.00

Residential Characteristics

Main Floor SqFt:	Second Floor SqFt:	Half Baths:	Bedrooms:
Lower Floor SqFt:	Year Built:	Full Baths:	Carport SqFt:
Upper Floor SqFt:	Garage Area: 1,800	Decks:	AC:
Attic SqFt:	Attic Finished SqFt:	Deck SqFt:	
Bsmt SqFt:	Bsmt Finished SqFt:	Porches:	
Total SqFt:		Porch SqFt:	

Transfer Information**Loan Date:** 03/21/2016**Loan Amt:****Doc Num:** 10453**Doc Type:** Quit Claim Deed
(non-arm's
length)**Loan Type:****Finance Type:****Lender:**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

2016-010453

RECORDED

03/21/2016 03:30 PM



00221019201600104630020029

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 BJBROWN

\$13.00

DEED

THE LAND GROUP

Quitclaim Deed

For value received, Idaho Youth Ranch, Inc., an Idaho Corporation,

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

Idaho Youth Ranch, Inc., an Idaho Corporation,

whose current address is 5465 W. Irvint Street, Boise, Idaho 83706,

the following described premises:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

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

Date:

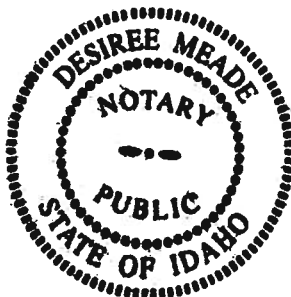
Idaho Youth Ranch, Inc., an Idaho Corporation

By: [Signature]
Rick Alis, President & COO

State of Idaho, County of Ada, ss.

On this 16 day of March in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Rick Alis known or identified to me to be the President & COO, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature] Notary Public
Residing at: Boise, Idaho
My Commission Expires: 8/2/19
(seal)





THE LAND GROUP, INC.

February 28, 2016
Project No. 115050

Exhibit "A"

**IDAHO YOUTH RANCH
PARCEL 1 DESCRIPTION**

A parcel of land located in the East One Half of Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

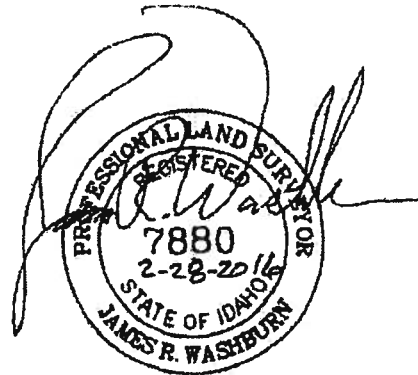
Commencing at the Section Corner common to Sections 3, 4, 9 and 10 of said Township 5 North, Range 3 West; Thence South $00^{\circ}40'07''$ West, a distance of 1322.25 feet on the East line of said Section 9 to the North $1/16$ th Section Corner common to said Sections 9 and 10, said point being the POINT OF BEGINNING;

Thence South $00^{\circ}39'53''$ West, a distance of 1321.09 feet on the East line of said Section 9 to the East One Quarter Section Corner of said Section 9;
Thence South $00^{\circ}36'23''$ West, a distance of 1321.10 feet on the East line of said Section 9 to the South $1/16$ th Section Corner common to said Sections 9 and 10;
Thence North $88^{\circ}48'45''$ West, a distance of 1318.59 feet on the East-West $1/16$ th Section line of the SE $1/4$ of said Section 9 to the South East $1/16$ th Section Corner of said Section 9;
Thence North $88^{\circ}47'48''$ West, a distance of 1318.47 feet on said $1/16$ th Section Line to the Center South $1/16$ th Section Corner of said Section 9;
Thence North $00^{\circ}37'29''$ East, a distance of 1308.44 feet on the North-South Mid-Section Line of said Section 9 to the Center One Quarter Corner of said Section 9;
Thence North $00^{\circ}36'35''$ East, a distance of 1323.60 feet on said North-South Mid-Section Line to the Center North $1/16$ th Section Corner of said Section 9;
Thence South $88^{\circ}56'51''$ East, a distance of 1317.84 feet on the East-West $1/16$ th Section Line of the NE $1/4$ of said Section 9 to the North East $1/16$ th Section Corner of said Section 9;
Thence South $89^{\circ}06'11''$ East, a distance of 1319.99 feet on the East-West $1/16$ th Section Line of the NE $1/4$ of said Section 9 to the point of beginning.

The above described parcel contains 159.59 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Scott Curtis, 5465 W. Irving St.
(name) (address)
Boise, ID 83706
(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

The Land Group, Inc., 462 E Shore Dr, STE 100 Eagle, ID 83616
(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 21st day of FEBRUARY, 20 25.

(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 21st day of February, in the year 20 25, before me Leslie Morthland,
a notary public, personally appeared Scott Curtis, 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.

LESLIE MORTHLAND
COMM. #20232372
NOTARY PUBLIC
STATE OF IDAHO

Notary:

My Commission Expires: 5/30/2029

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: 84787

Date: 3/4/2025

Date Created: 3/4/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Idaho Youth Ranch, Inc.

Comments: PH2016-4-MOD - Modification of existing CUP

Site Address: 28371 EL PASO RD, Caldwell ID / Parcel Number: 37781011 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 - Conditional Use Permit (CUP) - Modification	PH2016-4-MOD	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	149815	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00

EXHIBIT B

Supplemental Documents

R37781011 PARCEL INFORMATION REPORT

6/12/2025 3:58:48 PM

PARCEL NUMBER: R37781011

OWNER NAME: IDAHO YOUTH RANCH INC

CO-OWNER:

MAILING ADDRESS: 5465 W IRVING ST BOISE ID 83706

SITE ADDRESS: 28371 EL PASO RD

TAX CODE: 0320000

TWP: 5N **RNG:** 3W **SEC:** 09 **QUARTER:** NE

ACRES: 159.66

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

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:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0125F

WETLAND: Riverine

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2016010453

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 09-5N-3W NE TX 16068 IN NE & SE

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.

R37780013 PARCEL INFORMATION REPORT

7/22/2025 2:15:44 PM

PARCEL NUMBER: R37780013

OWNER NAME: IDAHO YOUTH RANCH INC

CO-OWNER:

MAILING ADDRESS: 5465 W IRVING ST BOISE ID 83706

SITE ADDRESS: 0 EL PASO RD

TAX CODE: 0320000

TWP: 5N **RNG:** 3W **SEC:** 09 **QUARTER:** NE

ACRES: 5.00

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

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:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0125F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2014029879

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 09-5N-3W NE TX 9 IN NENE

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.

R37780012 PARCEL INFORMATION REPORT

7/22/2025 2:16:01 PM

PARCEL NUMBER: R37780012

OWNER NAME: IDAHO YOUTH RANCH INC

CO-OWNER:

MAILING ADDRESS: 5465 W IRVING ST BOISE ID 83706

SITE ADDRESS: 0 EL PASO RD

TAX CODE: 0320000

TWP: 5N **RNG:** 3W **SEC:** 09 **QUARTER:** NE

ACRES: 5.00

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

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:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0125F

WETLAND: Riverine

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2014029879

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 09-5N-3W NE TX 8 IN NENE

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.

R37785

PARCEL INFORMATION REPORT

7/22/2025 2:16:18 PM

PARCEL NUMBER: R37785

OWNER NAME: IDAHO YOUTH RANCH INC

CO-OWNER:

MAILING ADDRESS: 5465 W IRVING ST BOISE ID 83706

SITE ADDRESS: 15655 HOLLOW RD

TAX CODE: 0320000

TWP: 5N **RNG:** 3W **SEC:** 09 **QUARTER:** NW

ACRES: 87.31

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

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:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0125F

WETLAND: Freshwater Forested/Shrub Wetland

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: COLLECTOR

INSTRUMENT NO. : 2016010452

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 09-5N-3W NW TX 16069 IN NW

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.

Debbie Root

From: Matthew Adams <matt@thelandgroupinc.com>
Sent: Friday, August 1, 2025 1:53 PM
To: Debbie Root
Cc: Ella Passey; Alison Lark; Rick Alis
Subject: [External] Re: Water rights on Idaho Youth Ranch property

Good Afternoon Deb

Yes, the property takes delivery from the Conway Lateral (Black Canyon Irr Dist). We deliver from the head gate to a pond and then have a private pump station to the sprinklers. We also have some supplemental ground water rights and an irrigation well.

Matthew Adams

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Friday, August 1, 2025 12:42 PM
To: Matthew Adams <matt@thelandgroupinc.com>
Subject: Water rights on Idaho Youth Ranch property

Matt,

Does the youth ranch have water rights for the property that the facility is on? Seems that Don Simplot kept that golf course very green (irrigated) somehow. Since it is not relatively flat are they using ground water to irrigate all of the trees and grass?

Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

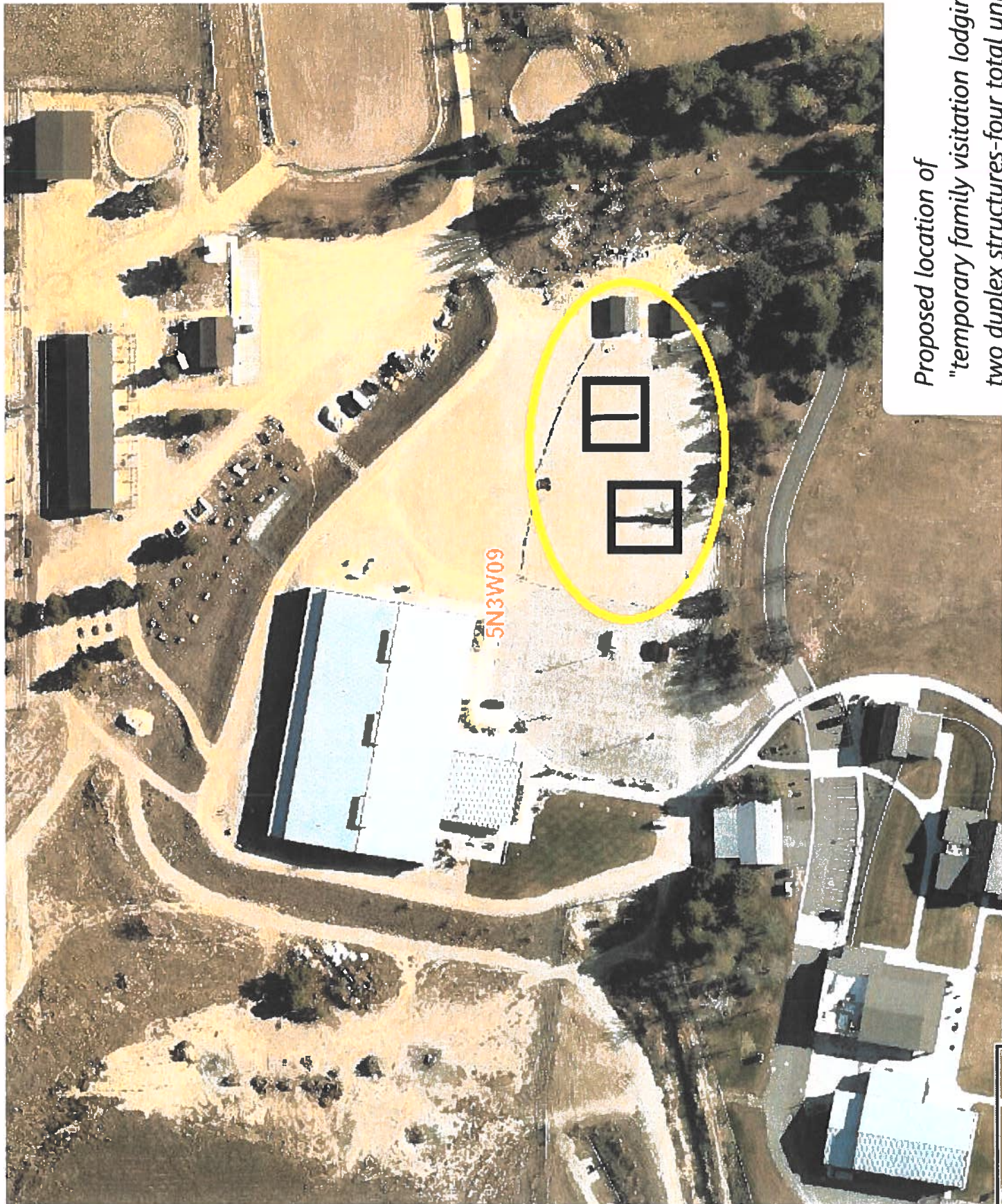
28371 EL PASO ROAD, CALDWELL

BP2021-0447
Residence Hall

El Paso Rd

5N3V09

010A



*Proposed location of
"temporary family visitation lodging"
two duplex structures-four total units*



Canyon County Planning & Zoning Commission
Idaho Youth Ranch, Inc. – CUP - PH2016-4

Development Services Department

Findings of Fact

1. The subject property is zoned "A" Agricultural.
2. The subject property is not located within an Area of City Impact.
3. The subject property is designated as "agricultural" on the 2020 Canyon County Future Land Use Map.
4. The property has access to a public road (s). Any new access will be required to adhere to Canyon Highway District No. 4's requirements.
5. The property is located within the Middleton Fire District, Middleton School District, and Canyon Highway District No. 4.
6. The parcels included in the request are: R37790, R37780-013, R37779, R37780, R37780-011, R37780-010, R37783, R37781-011, R37781, R37781-010, R37784, R37785, & R37780-012. The primary site address is 28317 El Paso Rd., Caldwell, Idaho. The subject properties are located in in the SE ¼, NW ¼, and NE ¼ of Section 9, T5N, R3W, BM.
7. The uses proposed that require a conditional use permit are the following: Arena (Commercial), Caretaker Residence, Group Home, Kennel, Quasi- Public Use (Permanent), School (Public or Private) and Special Events.
8. The neighborhood meeting was held on 10/6/15 in accordance with CCZO §07-01-15.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 1/19/16, Newspaper notice was provided on 2/18/16, property owners within 300' were notified by mail on 2/12/16, and the property was posted on or before 2/25/16.

Conclusions of Law

For case file PH2016-4 the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for Conditional Use Permit (§07-07-05).

A. Is the proposed use permitted in the zone by conditional use permit?

Conclusion: The proposed use (s) are permitted in the zone by conditional use permit.

Finding: Canyon County Zoning Ordinance 12-008 as amended by 15-009, Section §07-10-27 provides opportunity for the proposed use (s) via a conditional use permit.

B. What is the nature of the request?

Idaho Youth Ranch, Inc. is requesting a Conditional Use Permit to operate the Treasure Valley Ranch Campus on thirteen (13) parcels that total approximately 258.13 acres. The uses proposed that require a conditional use permit are the following: Arena (Commercial), Caretaker Residence, Group Home, Kennel, Quasi- Public Use (Permanent), School (Public or Private) and Special Events.

C. Is the proposed use consistent with the Comprehensive Plan?

Conclusion: The proposed use is consistent with the Comprehensive Plan.

Finding: The use is consistent with the following 2020 Canyon County Comprehensive Plan goals & policies:

- Property Rights Policy No. 1 - *"No person shall be deprived of private property without due process of law"*.
- Property Rights Policy No. 11- *"Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods."* Many of the uses on the 258 acres will be centrally located on the subject property, and away from neighboring properties.
- Population Policy No. 1 – *"Provide the planning base for an anticipated population of 225, 503 by the year 2015, and 242,908 by the year 2020. The IYR will be providing a service to the County and the region.*
- Land Use – Agricultural Policy No 2- *"Consider the use of voluntary mechanisms for the protection of agricultural land."* The applicant intends on retaining much of the agricultural land that is currently in ag production.
- Public Services, Facilities and Utilities Policy No. 3- *"Encourage the establishment of new development to be located within the boundaries of a rural fire protection district."* The property is located within Middleton Fire Department.
- Transportation Policy No.13 – *"Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes."* The development has access to maintained public roads.

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

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Finding: No evidence has been provided that the proposed use would be injurious to other property in the vicinity nor will it negatively change the essential character of the area. The applicant is proposing to centrally locate structures/uses on site thus minimizing any potential impacts on neighboring property owners.

E. Will adequate water, sewer, irrigation, drainage and storm water drainage facilities, and utility systems be provided to accommodate the use;

Conclusion: Facilities for sewer, irrigation, drainage and storm water drainage facilities will be provided for the requested use.

Finding: **Domestic Water** – will be served from one new water well and distributed throughout the campus. The applicant will be required to meet DEQ & SWDH requirements should a public water system be required.
Sanitary Sewer – will be served with multiple septic systems and drainfields. The applicant will be required to meet SWDH requirements.
Fire Protection & Irrigation Water- Fire protection and irrigation water will be served from one new well that will loop the property. Existing irrigation wells will be either abandoned and capped or utilized for agriculture purposes.
Power, gas & telephone will be provided by the respective providers. Solar power will also be utilized with a bank of approximately 350 solar panels (Exhibit 2).

F. Does legal access to the subject property for the development exist or will it exist at the time of final plat;

Conclusion: Legal access exists for the subject property.

Finding: Canyon Highway District No. 4 has outlined the existing accesses & use on El Paso Road. Any new access will require approval from the District as outlined in Exhibit 15.

G. Will there be undue interference with existing or future traffic patterns?

Conclusion: There may be undue interference with existing or future traffic patterns.

Finding: Canyon Highway District No. 4 stated that the trip generation for schools or daycare did not appear to reach the threshold to require a Traffic Impact Study. However, the proposed events on site is likely to exceed the 50 peak –hour trip threshold on a regular basis. CHD4 will require a limited scope traffic impact study to assess the impacts of the proposed campus and event traffic on the local road system. Additional points of concern may be identified during the TIS and scoping meeting between CHD4 and the applicant's traffic engineer (Exhibit 15).

H. 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?

Conclusion: Essential services will be provided and this application will not negatively impact existing services or require additional public funding.

Finding: Middleton School District, Canyon County Sheriff, Middleton Fire Protection Department, and Canyon County Ambulance were notified of the request and did not provide responses to indicate that the proposed use would have a negative impact. Therefore, the proposed use will not impact essential public services and facilities. No measures are proposed to mitigate impacts.

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein the Planning and Zoning Commission **approves** Case # PH2016-4 a conditional use permit for Idaho Youth Ranch, Inc.. for an Arena (Commercial), Caretaker Residence, Group Home, Kennel, Quasi- Public Use (Permanent), School (Public or Private) and Special Events located on Parcel Nos. R37790, R37780-013, R37779, R37780, R37780-011, R37780-010, R37783, R37781-011, R37781, R37781-010, R37784, R37785, & R37780-012. The approval is subject to the following conditions:

Conditions of Approval

General:

1. The 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. The proposed development shall be in general conformance with the applicant's site plan (Exhibit 3).
3. Parking shall meet CCZO §07-13-01 requirements.
4. Signage visible from the public street right-of-way shall meet CCZO §07-10-13 requirements.
5. The applicant shall obtain building permits for structures including but not limited to the solar panels on site.
6. Special Events shall meet all requirements of Southwest District Health, Idaho Department of Environmental Quality, Canyon County Sheriff, and Idaho Department of Water Resources.
7. The land use or construction must commence within three (3) years of the conditional use permit approval as per CCZO §07-07-23 Time Limitations.
 - The commencement of the use shall be approval of the water and sewer comprehensive plans by Southwest District Health and/or DEQ, and the issuance of a zoning compliance for any use or structure on the subject property.
 - Completion shall be the issuance of a zoning compliance for any structure requiring sanitary sewer and water services within five (5) years of the conditional use approval.

Access:

8. The applicant shall meet the requirements of Canyon Highway District No. 4 for access including but not limited to traffic impact studies. The applicant will be responsible for landscape maintenance at the main entrance as requested by Canyon Highway District in Exhibit 15.

Fire Protection:

9. The applicant shall meet the requirements of Middleton Fire Department.

Utilities:

10. The applicant shall meet all requirements of the respective providers (i.e. Idaho Power, telephone providers, etc).

Domestic Water:

11. The applicant shall develop a comprehensive overall plan for domestic water on site that includes but is not limited to well locations, well types, estimated supply volumes, and forecasted demand. The plan shall be prepared by a licensed engineer. The plan shall be submitted to DSD and Southwest District Health for review. All requirements of Southwest District Health and Department of Environmental Quality in regard to public drinking systems, including any studies, shall be met prior to building permits for structures requiring water and sewer being issued on the property.

Sanitary Sewer:

12. The applicant shall develop a comprehensive overall plan for sewer facilities on site. The plan shall include but not be limited to location of existing systems, proposed systems, current flows, forecasted flows, and phasing plans. The plan shall be prepared by a licensed engineer. This plan shall be submitted to DSD and Southwest District Health for review. All requirements of Southwest District Health and Department of Environmental Quality in regard to sanitary sewer requirements, including any necessary studies, shall be met prior to building permits for structures requiring water and sewer being issued on the property.

Kennel

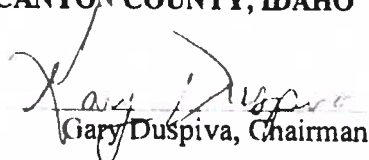
13. Any animal (dog) waste shall be disposed of in a manner that meets Southwest District Health Department requirements.

Food Service:

14. All special events in which outside food vendors sell food products on site, shall meet Southwest District Health Department standards and must obtain all required approvals.
15. Cafeterias and food vending on site shall meet Southwest District Health requirements and must obtain all required approvals.

APPROVED this 3 day of MARCH, 2016.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**


Gary Duspiva, Chairman

State of Idaho)

SS

County of Canyon County)

On this 3rd day of March, in the year of 2016, before me Stephanie Hailey, a notary public, personally appeared Gary Duspiva, 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.

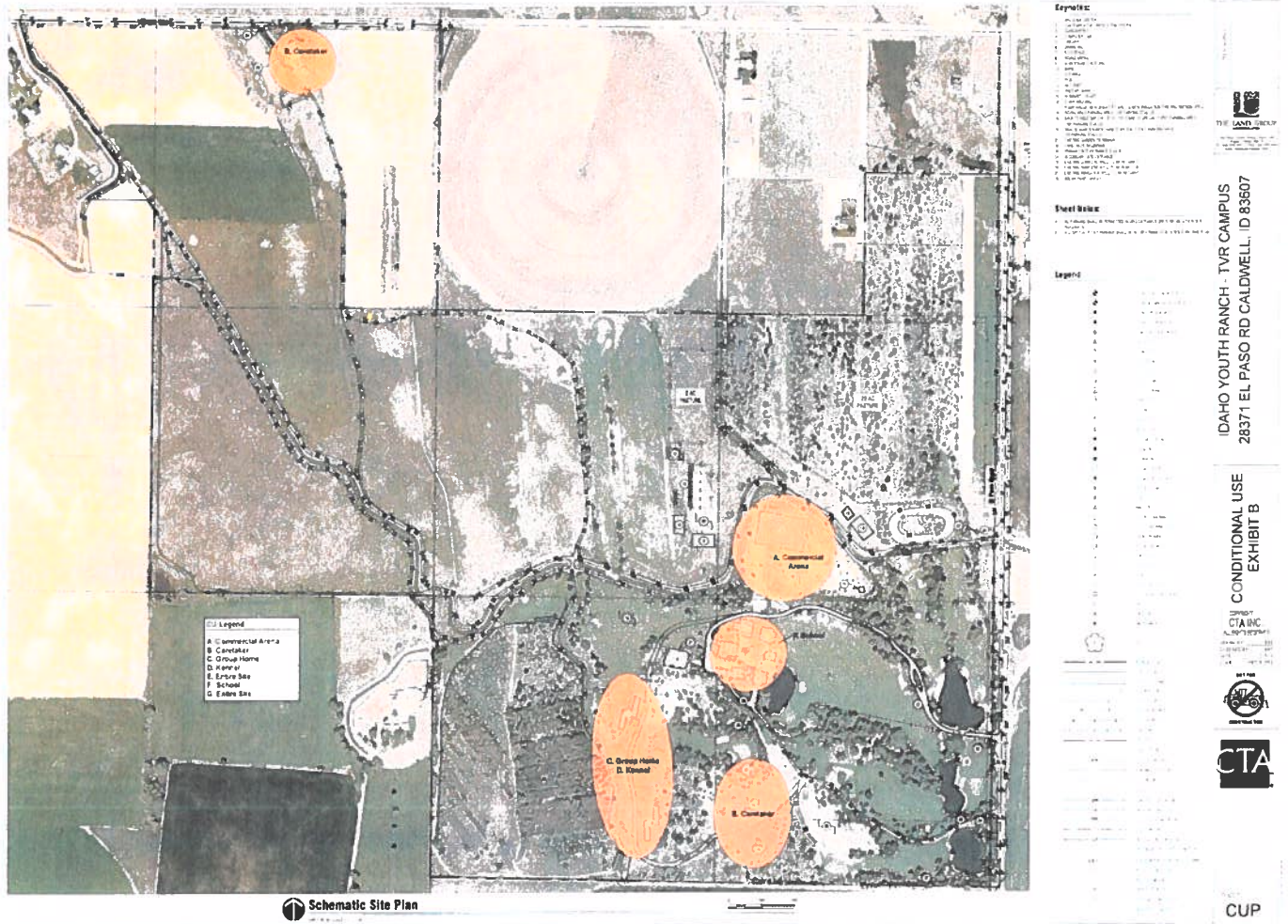
Notary: Stephanie Hailey
My Commission Expires June 19, 2018



Idaho Youth Ranch, LLC
PH2016-4

Findings of Fact, Conclusions of Law & Order
Page 5 of 5

Site Plan



PH2016-4 Condition #2
...shall be general conformance with
the applicant's site plan Exhibit 3

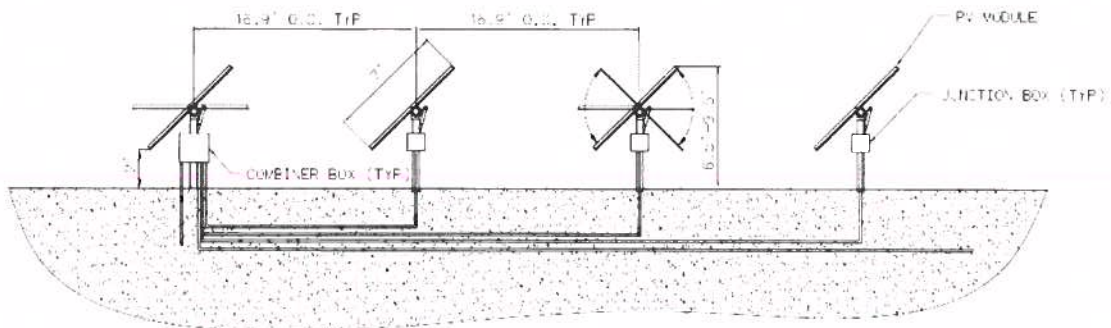
Idaho Youth Ranch, LLC.
PH2016-4

EXHIBIT 3

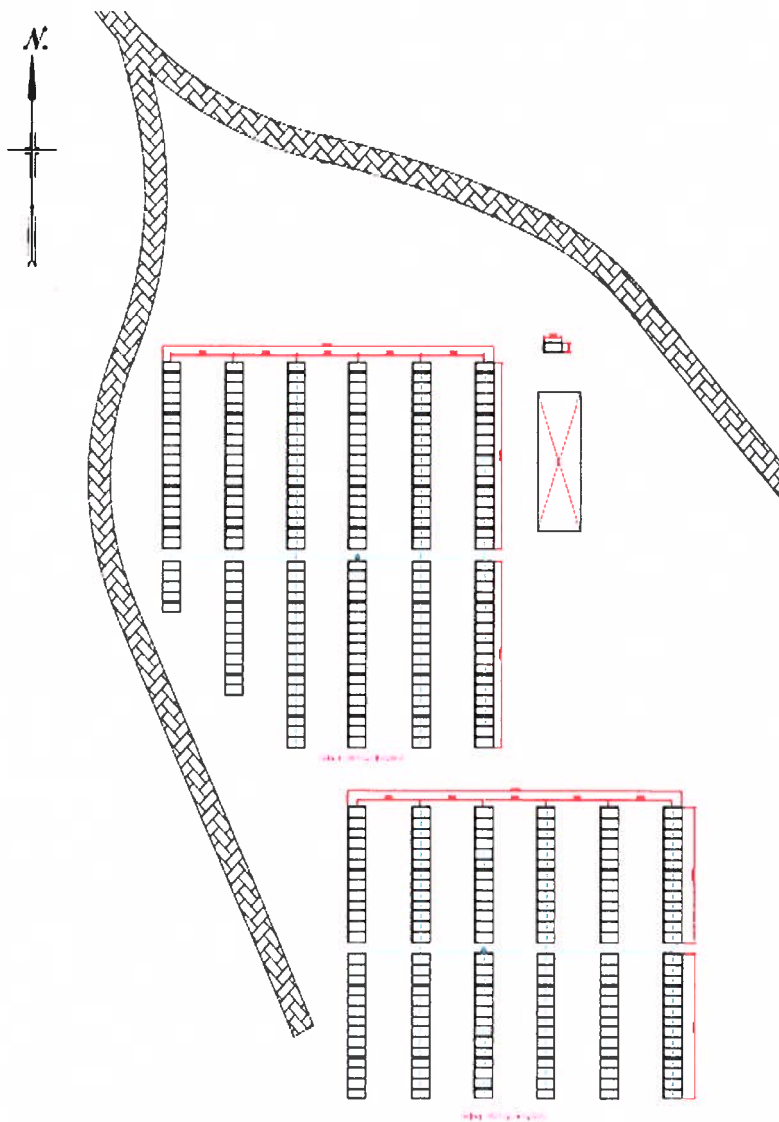
EXHIBIT A

Idaho Youth Ranch | Conditional Use Permit

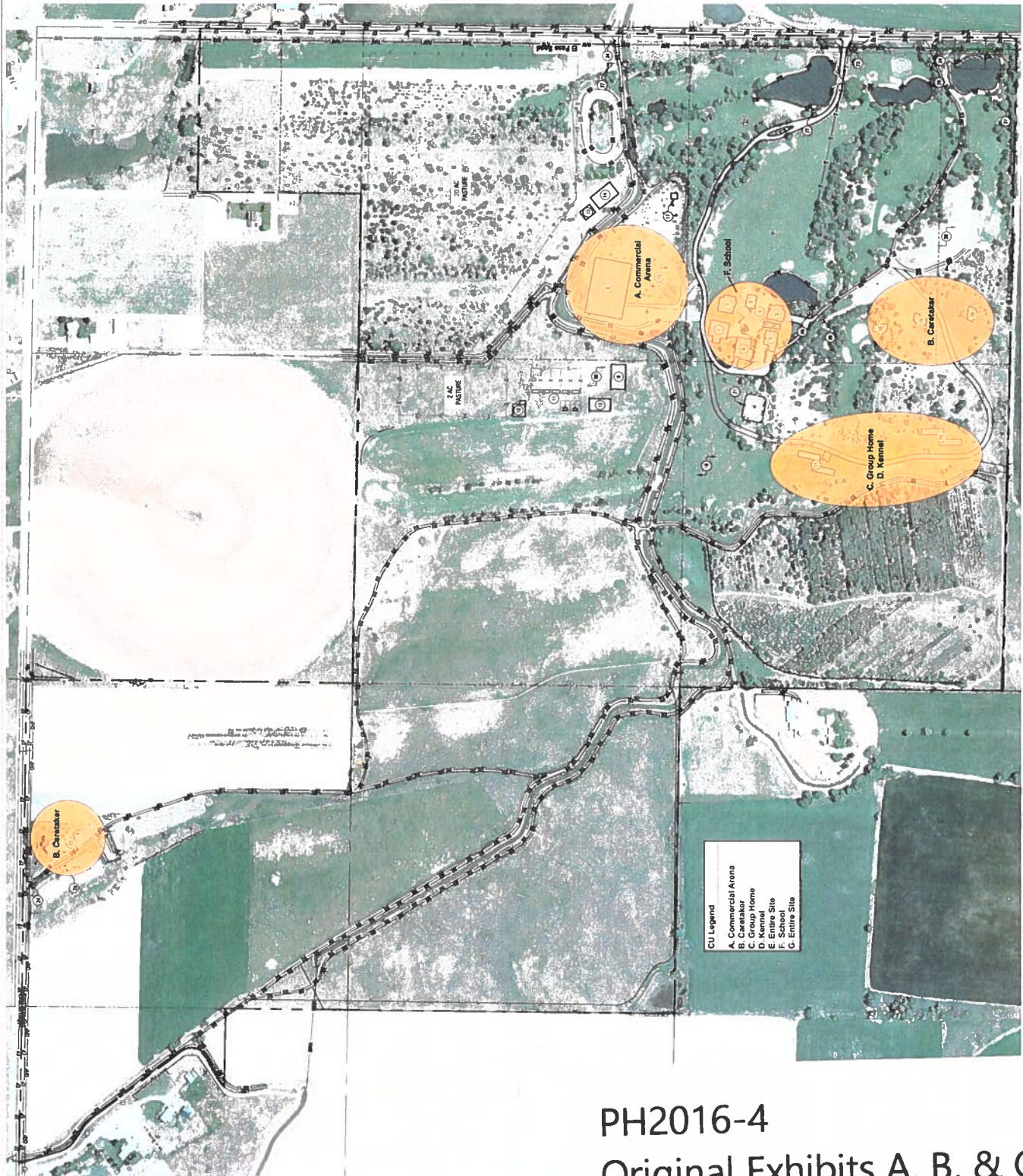
Solar Panels - Elevation



Solar Panels – Plan View (for location, see #28 on Exhibit B)



PH2016-4
Original Exhibits A, B, & C



PH2016-4
Original Exhibits A, B, & C

Idaho Youth Ranch - Exhibit C

Idaho Youth Ranch Treasure Valley Ranch- Potential Events

Events	Quasi-public Use	Special Event	Examples	Estimated #'s	Frequency
Athletic Activities					
	X	X	Races, Walks, Horseback Riding, Mtn. Biking, Athletic Practices, Games & Tournaments	5-300	Smaller activities - 2x per Month; Larger groups 3x per Year
Camping					
	X		Boy or Girl Scouts, 4H, Youth Day Camp	10-250	Smaller groups - Monthly; Larger groups 4x per Year
Challenge/Ropes Course					
Youth Organizations	X		Scouts, 4H, Sports Clubs, Big Brothers Big Sisters	Up to 35	12x per Year
Business teambuilding	X	X	Scout Leaders, State Agencies Private Business (fee)	Up to 35	12x per Year
Youth Educational Activities					
Youth Organizations, Local Schools (Outdoors & Classroom)	X		Subjects include Solar Energy, Sustainable Ag, Animal Science, Field Labs, Healthy Living, Natural Habitat	Up to 75	25 to 50x per Year
Adult Educational Activities					
	X	X	Parent Training, Strengthening Family Dynamics, Personal Finance, Healthy Living	up to 75	6x per Year
Equine Activities					
	X	X	Horsemanship, Equine Exhibitions, Equine Therapy, EAGALA Conference or Training	5-700	Smaller activities - Monthly; Largest Events 1x year
4-H Livestock Activities					
	X		4H Exhibitions/Demonstrations, Training, FFA Trainings and Events	25-250	Smaller activities - Monthly; Larger groups 2x per Year
Miscellaneous					
	X	X	Employee/public picnics, Reunions, Reception	Up to 250	6x per Year

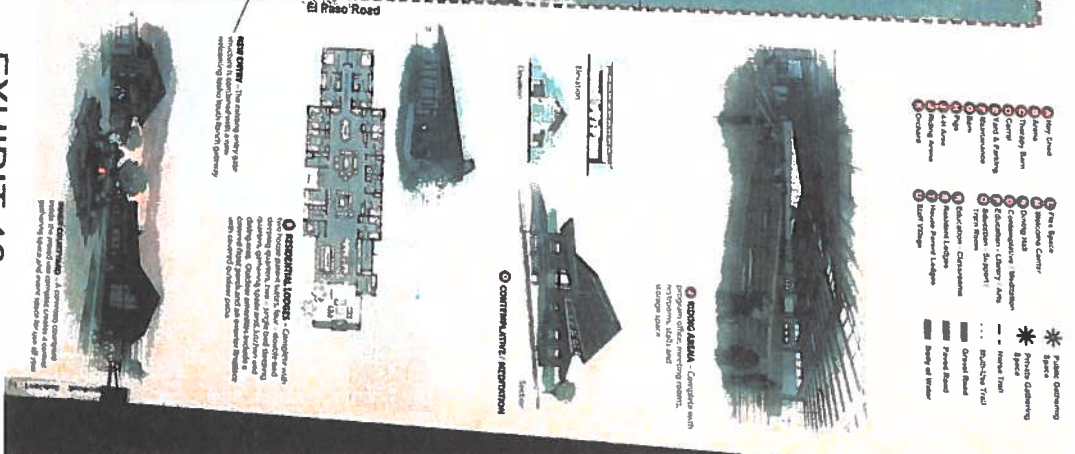
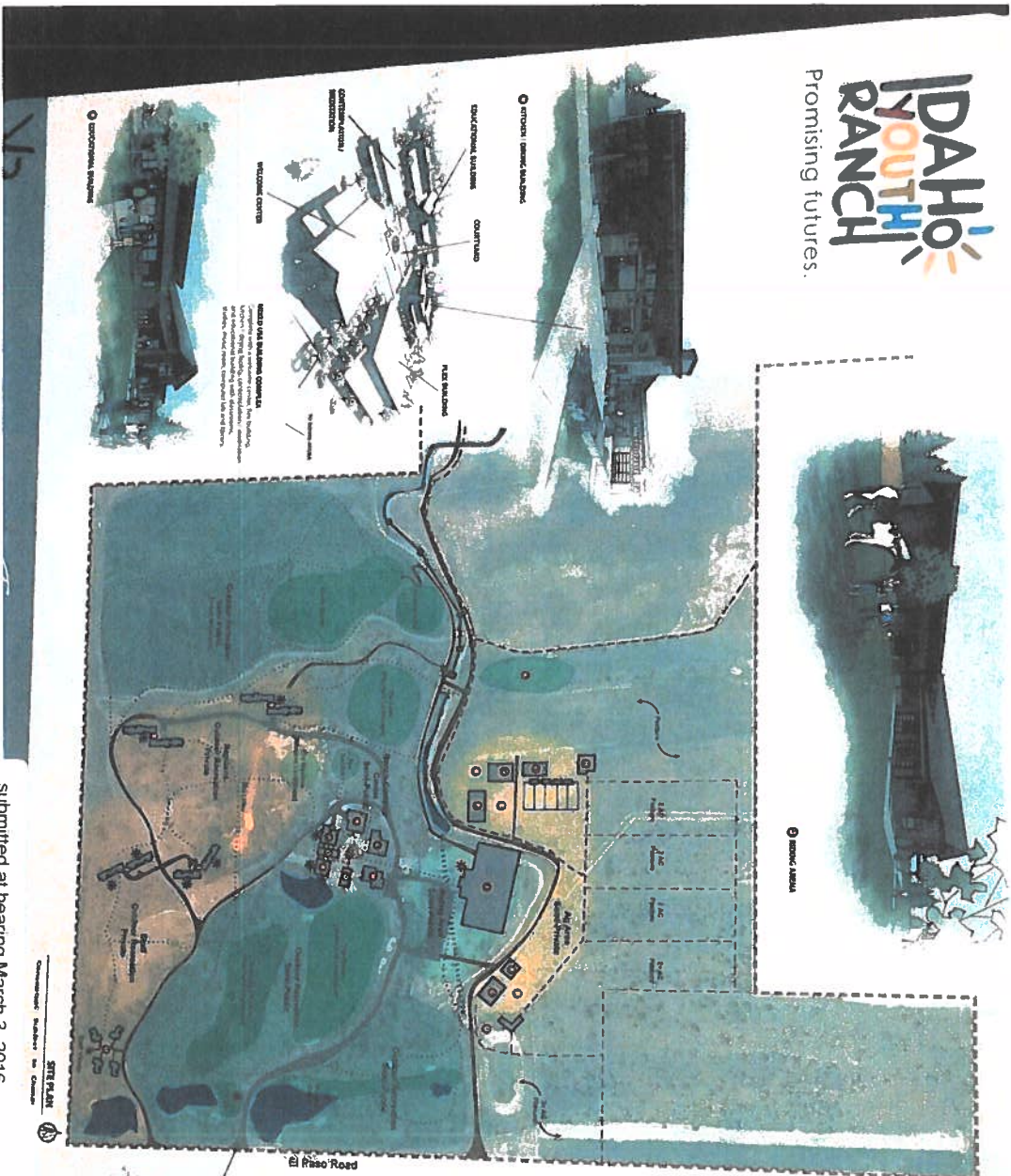
PH2016-4

Original Exhibits A, B, & C

Idaho Youth Ranch Treasure Valley Ranch- Potential Events

Events	Quasi-public Use	Special Event	Examples	Estimated #'s	Frequency
Youth Outdoor Training Activities					
	X		Orienteering, Animal Tracking, Fishing, Wilderness Survival	Up to 75	6x per Year
Other Training Activities					
		X	Business/Corporate trainings & retreats	Up to 75	6x per Year
Volunteer Service Events					
	X		Scouts, Linemen, Corporate Groups	Up to 500	6x per Year
Seasonal Youth Activities					
	X		Easter Egg Hunts, Pumpkin Patch, Christmas at the Ranch	25-700	5x per Year
Entertainment					
	X	X	Music Festivals/Concerts, Theatrical Productions	Up to 700	2x per Year
Fundraising Activities					
	X	X	Luncheons or Dinners, Galas, Wine Tasting, Garden Party	Up to 400	3x per Year

* Activities that are both Quasi-Public Use & Special Events will depend on if participants pay an entry/use fee (Special Event). Or the same event could be considered Quasi-Public Use if no use fee is charged.



submitted at hearing March 3, 2016,
reviewed by PZ Commission as site
plan with additional detail for amenities

EXHIBIT 19
CUP-PH2016-4

Excerpt
Exh. 19



A Hay Shed

B Arena

C Therapy Barn

D Corral

E Yard & Parking

F Maintenance

G Barn

H Pigs

I 4-H Area

J Riding Arena

K Orchard

L Farm Store

M Welcome Center

N Dining Hall

O Contemplative / Meditation

P Education - Library / Arts

Q Education - Support /
Train Room

R Education - Classrooms

S Resident Lodges

T House Parent Lodges

U Staff Village

↑ Space



Private Gathering
Space

— - Horse Trail

. . . Multi-Use Trail

Gravel Road

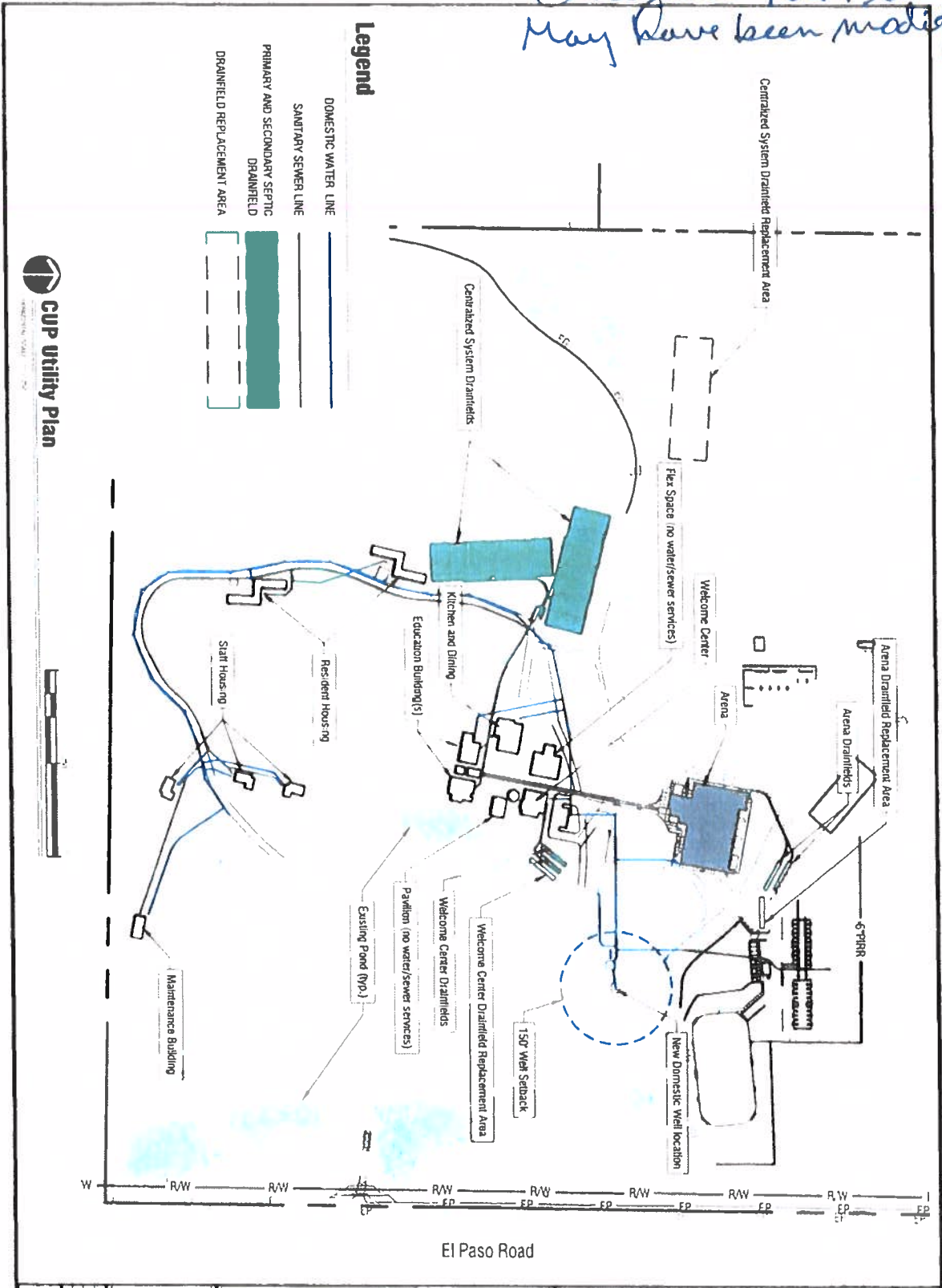
Paved Road

Body of Water

Expend
Exhibit

*Original File Plan
May have been modified*

THIS PLAN WAS PREPARED BY THE LAND GROUP, INC. FOR THE CITY OF IDAHO, BOISE, IDAHO. THE CITY OF IDAHO, BOISE, IDAHO, IS THE OWNER OF THE LAND. THE CITY OF IDAHO, BOISE, IDAHO, IS THE OWNER OF THE LAND. THE CITY OF IDAHO, BOISE, IDAHO, IS THE OWNER OF THE LAND.



CUP Utility Plan

CUP-1.0

THE LAND GROUP, INC.
 1000 S. 10th St., Suite 100
 Boise, ID 83725
 (208) 333-1111
 www.landgroupinc.com

CUP Utility Plan

**Idaho Youth Ranch
Treasure Valley Campus
Conditional Use Permit**



December 21, 2015

Patricia Nilsson
Director
Canyon County Development Services
1115 Albany St.
Caldwell, Idaho 83605

Re: Idaho Youth Ranch Conditional Use

Dear Ms. Nilsson,

Attached to this letter is a Conditional Use Permit Application for a +/- 258-acre property in Canyon County.

The Project site is generally located at 5N-3W-09 in Canyon County; Hollow Road to the north, El Paso to the east, Sand Hollow to the south, and Fairway Road to the west. The main address is 28317 El Paso, Caldwell, Idaho.



The site consists of 13 parcels, all are zoned Agricultural (A) in Canyon County. The properties are not within the Area of Impact of a city.

APN	Address	Acres
R3779000000	15871 Hollow	7.172
R3778001300	0	5
R3777900000	0	40.461
R3778000000	0	35.485
R3778001100	0	2.07
R3778001000	0	2.07
R3778300000	0	40.78
R3778101100	28371 El Paso	30.87
R3778100000	0	8.41
R3778101000	0	0.36
R3778400000	0	0.36
R3778500000	15655 Hollow	80.09
R3778001200	0	5
Total acreage		258.13

All surrounding properties to the North, East, South, and West are zoned Agricultural.

The Idaho Youth Ranch (IYR), a nonprofit 501(c)(3) organization, has acquired the property formerly known as the Coeur du bois Estate to become the location of its new ranch for youth in the Treasure Valley. This fabulous property fits perfectly with the Idaho Youth Ranch vision - "making a promising future possible for every Idaho child." It is exactly what IYR staff and kids envisioned when they decided to move the ranch from its current location outside of Rupert to the Treasure Valley. Its unique features will offer seclusion for residential counseling and plenty of room to grow the animal-assisted therapy programs.

The Treasure Valley Ranch will also make it possible to involve other area youth groups (such as Boy Scouts, 4H, etc.) in the many activities they plan to offer in the future, like recreation and social events, horseback riding, animal care and training, camping, service learning projects, gardening and more.

The goal is to make the new Ranch an exceptional community experience for Treasure Valley young people, a place to go for healthy, fun, and challenging learning experiences.

The Idaho Youth Ranch is funded by private donors and 29 thrift stores statewide. They never turn a kid or family away from their therapeutic and educational services because of inability to pay. Their approach is simple: they intervene early when it does the most good, treat the whole child, make their service affordable and accessible, and finish the job by sticking with the kids for as long as they need and want assistance.

The Treasure Valley Ranch Campus is programmed with the following features. The buildings and residences have been mainly placed interior to the property. The uses and features will be phased within the next 2-20 years.

The Treasure Valley Ranch Campus will consist of four residential lodges, staff housing; a multi-purpose and education campus; agriculture, horse and livestock facilities; indoor and outdoor recreation.

Utility infrastructure will be distributed throughout the project.

- Domestic Water will be served from one new water well and distributed throughout the campus.
- Sanitary Sewer will be served with multiple septic systems and drain fields.
- Fire protection and irrigation water will be served from one new well that will loop the property. Existing irrigation wells will be either abandoned and capped or utilized for agriculture purposes.
- Dry utilities such as power, gas, and telephone will be provided by the respective providers. Solar power will also be utilized with a bank of approximately 350 solar panels. See Exhibit A.

Below are the activities and uses requiring Conditional Use approval; the approximate location of the activity is located on Exhibit B.

- A. *ARENA (COMMERCIAL): A facility, whether private or public, indoor or outdoor, the primary purpose of which is to exhibit animals or hold events such as rodeos, horse events or cattle auctions or exhibits, and for which a fee is charged to participants and an admission charge is paid by the public.*

The arena and associated parking is located north of the main entrance in approximately the middle of the site, at least 750' from the perimeter of the property.

- B. *CARETAKER: A person properly designated to watch over property for security or maintenance.*

The caretaker will reside in the staff housing.

- C. *GROUP HOME: A place or facility providing care and supervision for compensation for nine (9) or more persons during all or part of a twenty four (24) hour day.*

Four residential lodges of approximately 4000 SF each are planned to house a total of approximately 40 kids. The lodges will be phased with two lodges planned in each phase. The lodges are south of the arena and internal to the site at least 100' from the perimeter of the property.

- D. *KENNEL: Any portion of land, or any building, structure, enclosure or premises on the same or adjacent parcels, in which canines are housed, groomed, bred, boarded, trained, or sold, in which a total of six (6) or more dogs, three (3) months of age or over are kept or maintained in conformance with section 03-05-09 of county code.*

Canines are often used as therapy animals. With the size of the property, there is a likelihood of 6 or more canines to reside on the property. The breeding of canines is not proposed.

- E. *QUASI-PUBLIC USE (PERMANENT): Hospitals, convalescent homes, colleges, and other facilities of an educational, religious, charitable, or philanthropic nature that are nonprofit organizations or exempt properties.*

The IYR is excited to partner with other nonprofit and youth oriented organizations so that they may utilize the property to achieve their youth development missions. Partnerships and activities may include:

- Partnerships with local educational programs and youth-serving groups and organizations

- 4H
- Boy Scouts
- others
- Activities
 - Camping/Yurts/Tents/Teepees
 - Vault toilet
 - Trails – Mountain biking, hiking, walking, running, horse riding
 - Grass playfields
 - Gardening
 - Frisbie golf and related activities
 - Amphitheatre
 - Challenge Course – High/low Ropes
 - Climbing Wall
 - Court Sports – basketball, volleyball
 - Amphitheatre Sports Field – soccer, football, lacrosse
 - Zip Line
 - Treehouse
 - Fire pit
 - Sledding

Many of the activities are internal to the site, however, paths and trails may extend to property lines. The activities will have a minimum setback of 25' to the property line where adjacent to existing residences.

F. SCHOOL (PUBLIC OR PRIVATE): "Public or private schools" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed at such facility by either the city or the state of Idaho. This definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

Education and counseling classes will occur onsite. A college class or lab may occur on the property. A college or university campus is not intended. The school campus buildings are centrally located at least 100' from the property line.

Multi-Purpose/Education Campus

- Welcome Center
- Dining Hall
- Non-denominational Chapel
- Education – Library, arts and crafts, training rooms, classrooms, flex space

G. SPECIAL EVENTS: Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.

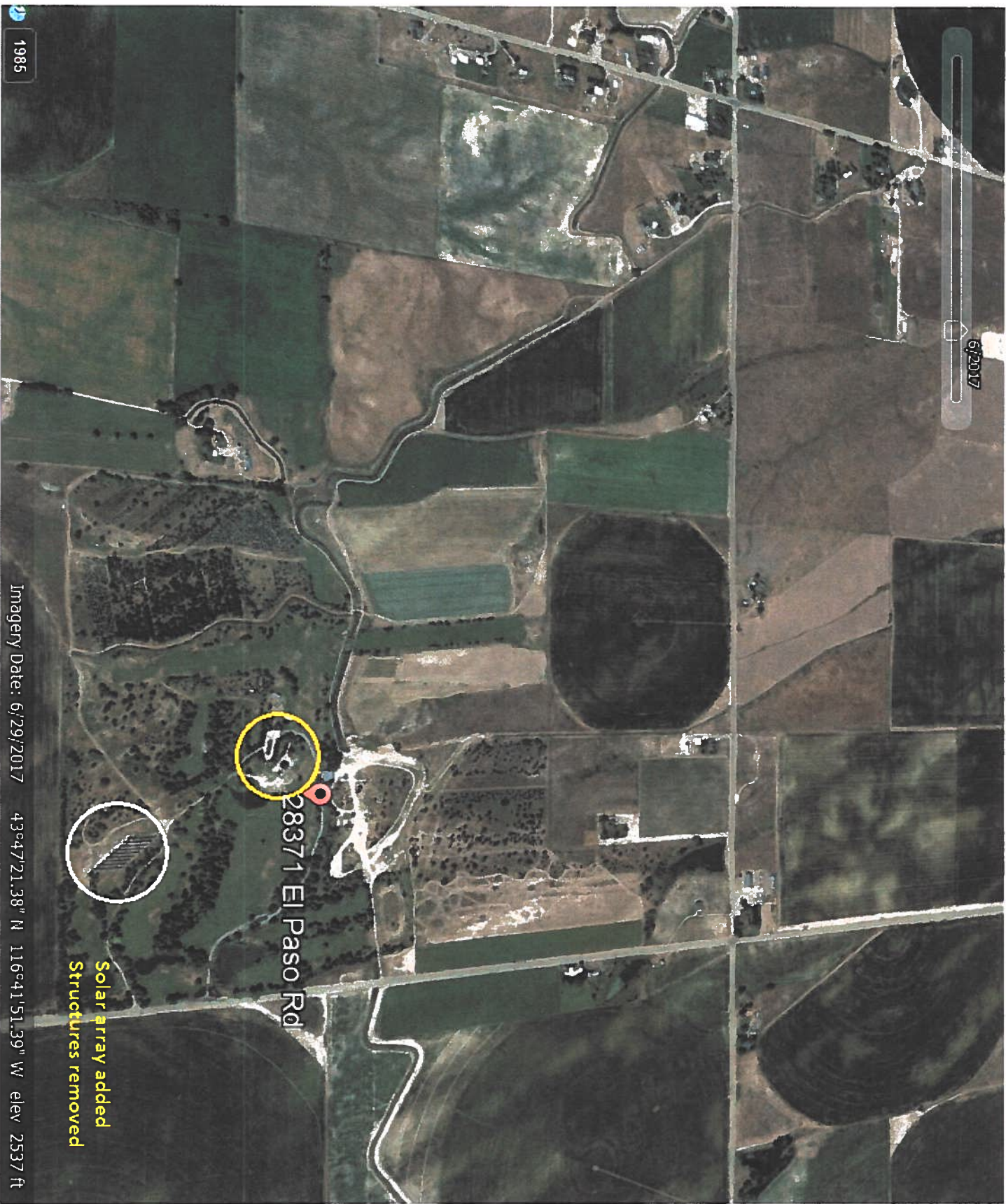
It is anticipated that many quasi-public and special events will occur each week and/or monthly during a calendar year. See Exhibit C for the type and frequency of events.



10-27-02



4-1-16



6.29.17

9/2021

Arena completed, Ride
for Joy office and
animal shelters added

28371 El Paso Rd

Site work for residence halls
underway--foundations being
laid in

Image © 2025 Airbus

Imagery Date: 9/10/2021 43°46'58.33" N 116°41'19.96" W elev 2539 ft

9/2022

Waste treatment

Residence Hall

28371 E Paso Rd

Support buildings including
welcome center, recreation hall,
education building, with dining
hall just getting underway

Image © 2025 Airbus

1985

Imagery Date: 9/17/2022 43°47'08.77" N 116°41'49.90" W elev 2558 ft

9.7.22



28371 El Paso Rd

5.13.24

EXHIBIT C
Site Visit Photos

EXHIBIT D

Agency Comments Received by Materials Deadline

Debbie Root

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, July 23, 2025 11:09 AM
To: Debbie Root
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice PH2016-4-MOD-CUP / Idaho Youth Ranch

Hi Deb,

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen (NP) Study is currently being conducted for this project; however, the results have not yet been determined or submitted for review**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not yet been conducted on the site, and a subsurface sewage disposal system has not been identified or confirmed at this time.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

The project is currently under review by the Idaho Department of Environmental Quality (DEQ) for evaluation of the proposed facilities plan.

Please let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, July 23, 2025 8:53 AM
To: 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'lgrooms@msd134.org'

Debbie Root

From: Victor Islas <vislas@midstarfire.org>
Sent: Wednesday, July 23, 2025 9:26 AM
To: Debbie Root
Subject: [External] FD Comment PH2016-4-MOD-CUP / Idaho Youth Ranch
Attachments: FD Comments Idaho Youth Ranch CUP Mod 02072025.pdf

Middleton Rural Fire District has reviewed the documents and is not opposed to the approval of the CUP. Comments have been provided to the applicant and a copy is attached.

If you have any questions, please let me know.

DC Islas

Victor Islas, Deputy Chief

Middleton Rural Fire District Star Fire Protection District

A: 11665 W. State St. Suite B, Star, ID 83669

P: (208) 286-7772 **M:** (208) 860-1078

E: vislas@midstarfire.org **W:** www.midstarfire.org

We are social!: <https://linktr.ee/dcmidstarfd>



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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, July 23, 2025 8:53 AM
To: 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; Permits <permits@midstarfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com'





MIDDLETON RURAL FIRE DISTRICT

Office of the Fire Marshal

Date: February 7, 2025

To: The Land Group, Inc.

From: Victor Islas, Deputy Chief   Middleton Rural Fire District
Victor Islas, Deputy Chief

Subject: Fire District Comments

Project: Canyon County Conditional Use Permit Modification
File/Case Number: TBD

The Middleton Rural Fire District has assessed the documents provided by The Land Group, Inc on behalf of the Idaho Youth Ranch Campus of Hope via email on January 31, 2025.

The Applicant is requesting approval of a Conditional Use Permit Modification for the property located at 28371 El Paso Rd., Caldwell, ID (R37781011) The modification will allow for 2 proposed duplexes for families to temporarily use when visiting their children.

The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is approximately 9.9 miles from the property, with an estimated travel time of 15 minutes under optimal driving conditions.

Future response coverage will be provided by Middleton Rural Fire District Station 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once operational Station 54 is 3.0 miles with an estimated travel time of 5 minutes under ideal driving conditions to the property.

The district does not oppose the application, contingent on adherence to the following code, AHJ requirements and approval conditions:

1. Codes:
 - 1.1. This property shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by Canyon County, Idaho.
2. Fire Department Access:
 - 2.1. The property must maintain proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
 - 2.1.1. All access roads within the area shall be shown on site plans.
3. Water Supply:
 - 3.1. Water supply requirements for firefighter operations will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
 - 3.1.1. All hydrants within the area shall be shown on site plans.



MIDDLETON RURAL FIRE DISTRICT

Office of the Fire Marshal

4. Building Identification:
 - 4.1. The Fire District requests that the addressing for the buildings added to the campus use the same address and are given building letters I & J.
5. Additional Comments:
 - 5.1. Construction of any structures on this site will require Fire District review, permitting and inspection at the discretion of the Fire Marshal.
 - 5.1.1. Permit portal: www.midstarfirepermits.org
 - 5.2. It shall be the applicant's responsibility to provide Canyon County DSD with a copy of this review.
 - 5.3. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



July 28, 2025

Debbie Root, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
debbie.root@canyoncounty.id.gov

Subject: Agency Notice PH2016-4-MOD-CUP / Idaho Youth Ranch

Dear Ms. Root:

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". The signature is stylized with a large initial "T" and a long horizontal stroke.

Troy Smith
Regional Administrator

EXHIBIT E

Public Comments Received by Materials Deadline