



Planning & Zoning Commission
Hearing Date: August 21, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: RZ2024-0002
APPLICANT/REPRESENTATIVE: BREANN SALINAS
PROPERTY OWNER: JOSE RODRIGUEZ

APPLICATION: Rezone from “R-R” (Rural Residential) to “R-1” (Single-Family Residential)

LOCATION: 15821 Gods Way Ln, Caldwell, ID 83607
Also referenced as a portion of the SW ¼ of the NW ¼ of
Section 9, T3N, R3W, BM, Canyon County, Idaho
Parcel R32703010B (4.50 acres)

ANALYST: Emily Bunn, Principal Planner
REVIEWED BY: Dan Lister, Planning Supervisor

REQUEST:

The property owner, Jose Rodriguez, represented by BreAnn Salinas, is requesting a rezone of approximately 4.50 acres from the “R-R” (Rural Residential) zone to the “R-1” (Single-Family Residential) zone. The subject property is located at 15821 Gods Way Ln, Caldwell, ID 83607, also referenced as Parcel R32703010B, a portion of the Southwest quarter of the Northwest quarter in Section 9, T3N, R3W, BM, Canyon County, Idaho.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	January 31, 2024
Neighbor notification within 600 feet mailed on:	July 17, 2025
Newspaper notice published on:	July 22, 2025
Notice posted on site on:	July 22, 2025
Initial Agency and JEPA notice sent on:	April 18, 2025
Agency and Full Political notice:	July 17, 2025

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1. BACKGROUND:

The original parcel was approximately 18 acres, per Canyon County Plat Maps. In 1999, a land division was approved to divide the original parcel into two (2) parcels (R32703010 and R32703), each with 8.97 acres (LS2003-113). In 2019, Parcel R32703010 was approved to be rezoned from “A” (Agricultural) to “RR” (Rural Residential) (RZ2019-0022). In 2020, Parcel R32703010 was approved to be divided into three (3) parcels- two (2) parcels with 2.24 acres (R32703010A and R32703010) and one (1) parcel with 4.48 acres (R32703010B) via an approved administrative land division per CCCO §07-18-13 (AD2020-0011). In 2020 and 2021, a primary and secondary residence were built on Parcel R32703010B (BP2020-0347 and BP2021-0510).

2. HEARING BODY ACTION:

Pursuant to CCCO §07-06-01(4)B, if an amendment to a zone or zone boundary is approved, then the approved amendment shall be effective immediately upon written approval and shall be established and clearly indicated, as soon as practicable, on the zoning map or maps adopted as part of this chapter. The board shall, when considering an application for an amendment to the zoning ordinance, consider the comprehensive plan and other evidence gathered through the public hearing process.

The commission should consider the procedures outlined above within CCCO §07-06-01(3).

OPTIONAL MOTIONS:

The commission should consider the criteria outlined within Canyon County Ordinance 07-06-05(1).

Approval of the Application: “I move to approve RZ2024-0002, Salinas, Rezone, finding the application **does** meet the criteria for approval under §07-06-05 of Canyon County Code of Ordinances, **finding that;** [Cite reasons for approval].

Denial of the Application: “I move to deny RZ2024-0002, Salinas, Rezone, finding the application **does not** meet the criteria for approval under §07-06-05 of Canyon County Code of Ordinances, **finding that** [cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))].

Table the Application: “I move to continue RZ2024-0002, Salinas, Rezone, to a [date certain or uncertain].

3. HEARING CRITERIA

Table 1. Rezone Standards of Evaluation Analysis

Standards of Evaluation (CCCO §07-06-05(1)): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)A	Is the proposed zone change generally consistent with the comprehensive plan?
			Staff Analysis	The proposed rezone change is generally consistent with the 2030 Comprehensive Plan. The Future Land Use Plan in the 2030 (and 2020) Canyon County Comprehensive Plan designates the parcel as “residential” (Exhibit B1). “The residential designation is for residential development. Residential development should

				<p>promote compatibility with the existing agricultural activity.” (Page 25, 2030 Comprehensive Plan).</p> <p>This parcel is within the City of Caldwell’s Area of City Impact. Per a comment letter from the City of Caldwell, the rezone does not match the City of Caldwell’s future land use for this area (Neighborhood 2, which has a density of 2 units per acre). However, the City does not object to this rezone request due to the existing development in this area and the minimal impact the proposed rezone depicts (Exhibit D2).</p> <p>The request aligns with the following goals and policies of the 2030 Comprehensive Plan:</p> <ul style="list-style-type: none"> • <u>Property Rights G1.01.00</u>: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.” • <u>Property Rights P1.01.01</u>: No person shall be deprived of private property without due process of law. • <u>Property Rights P1.1.03</u>: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. • <u>Population P2.01.01</u>: Plan for anticipated population and households that the community can support with adequate services and amenities • <u>Population G2.02.00</u>: Promote housing, business, and service types needed to meet the demand of the future existing population. • <u>Land Use and Community Design P4.04.04</u>: “Maintain a balance between residential growth and agriculture that protects the rural character.” • <u>Land Use and Community Design P4.01.02</u>: “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.” • <u>Land Use and Community Design G4.03.00</u>: “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. “ • <u>Land Use and Community Design P4.03.02</u>: “Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.” • <u>Land Use and Community Design G4.04.00</u>: “Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County’s agricultural and rural character.” • <u>Land Use and Community Design P4.07.01</u>: “Plan land uses that are compatible with the surrounding community.” • <u>Housing G11.1.00</u>: “Encourage opportunities for a diversity of housing choices in the County.”
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				<ul style="list-style-type: none">Housing G11.02.00: “Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources.”																					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)B	When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?																					
			Staff Analysis	<p>In consideration of the surrounding land uses, the proposed rezone change to “Single Family Residential (R-1)” is more appropriate than the current zoning designation of “Rural Residential (R-R).”</p> <p>The surrounding area primarily contains residential and agricultural uses (Exhibits B2.1, B2.3, and B2.6). To the west, south, east, and north, there are productive agricultural fields and homesites. There are also residential subdivisions found immediately northwest and south of the subject property, along with some residential subdivisions further east and northeast.</p> <p>The City of Caldwell’s limits are found north, east, and west of this property, with the closest annexed property being 660 feet away to the west. These annexed properties all have subdivisions that are currently in the platting process with the City of Caldwell. The number of lots in each subdivision in platting is between 128-505 lots, which will further trend the character of the area towards being residential (Exhibits B2.6 and D2.1).</p> <p>The Single-Family Residential (R-1) zone would be more appropriate than the Rural Residential (R-R) zone due to the fact that this area appears to be a transition area between higher density residential into large agricultural parcels (Exhibits B2.1, B2.3, and B2.6). There are 23 platted subdivisions in the area, with an average lot size of .85 acres. (Exhibit B2.6) There are two higher density subdivisions to the West and South (Maverick Subdivision and Yoder 1st Subdivision) that are in the County and are zoned Agricultural, and which have an average lot size of 0.49 acres and 0.64 acres, respectively. Four (4) of the subdivisions in platting within the City of Caldwell in this area have an average lot size of 0.31 acres or less (Exhibits B2.3 and B2.6).</p> <p>Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the “R-1” zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.</p> <table><tr><th colspan="4">Adjacent Existing Conditions:</th></tr><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zones</th></tr><tr><td>N</td><td>Agricultural and Residential Uses</td><td>A</td><td>R-R and Caldwell City Limits</td></tr><tr><td>S</td><td>Agricultural, Residential, and Commercial Uses (The Commercial Uses are Currently Being Developed)</td><td>A</td><td>CR-C-2, C-1, CR-R-1</td></tr><tr><td>E</td><td>Agricultural Uses and Residential Uses</td><td>A</td><td>R-R and Caldwell City Limits</td></tr><tr><td>W</td><td>Agricultural and Some Residential Uses</td><td>A</td><td></td></tr></table>	Adjacent Existing Conditions:				Direction	Existing Use	Primary Zone	Other Zones	N	Agricultural and Residential Uses	A	R-R and Caldwell City Limits	S	Agricultural, Residential, and Commercial Uses (The Commercial Uses are Currently Being Developed)	A	CR-C-2, C-1, CR-R-1	E	Agricultural Uses and Residential Uses	A	R-R and Caldwell City Limits	W
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W	Agricultural and Some Residential Uses	A																							

				<p>"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)</p> <p>Surrounding Land Use Cases (Exhibit B2.11): OR2018-0004– Comprehensive Plan Amendment from "A" "R-R" CR2018-0002 – Conditional Rezone from "A" to "CR-C-1," CR-C-2, and "CR-R-1" – Approved RZ2022-0007 – Rezone from "A" to "CR-C-2" – Approved RZ2021-0035 – Rezone from "A" to "C-2" - Denied</p> <p>See Analysis for 07-06-05(1)C & D, of this document for additional review.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)C	Is the proposed zoning map amendment compatible with surrounding land uses?
			Staff Analysis	<p>The proposed rezone to Single-Family Residential (R-1) is compatible with surrounding land uses.</p> <p>Per the applicant's letter of intent, the proposed rezone is intended to facilitate the development of three (3) residential parcels- two (2) parcels each with one (1) acre and one (1) parcel with 2.5 acres (Exhibit A2).</p> <p>This parcel is in the Area of City Impact of the City of Caldwell and they have the designation as Neighborhood 2 in their Future Land Use Map. This is a transitional area between higher-density subdivisions and the larger production agricultural parcels. Adding two (2) additional residential lots is consistent with the current and future subdivisions in the area, and is larger lot sizes than many parcels in the area and those that will be created by subdivisions within the City of Caldwell's limits east and west of the subject property. The proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (Exhibit B2.1, B2.3, B2.6, and B2.10). See further analysis located in section 07-06-05(1)B & D.</p> <p>Pursuant to CCCO §07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)D	Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
			Staff Analysis	<p>The proposed rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.</p> <p>Character of the Area: The surrounding area primarily contains residential and agricultural uses. To the west, south, east, and north, there are productive agricultural fields and homesites. There are also residential subdivisions found immediately northwest and south of the subject property along with some residential subdivisions further east and northeast. City of Caldwell's city limits are also found north, west, and east with the closest annexed property being 660 feet away to the west. These annexed properties all have subdivisions in platting or subdivision plats that have</p>

				<p>been approved by the City, which will further trend this area towards being residential (Exhibits B2.1, B2.3, B2.6, and D2.1).</p> <p>Although the project does not match the City of Caldwell’s Future Zoning Designation of Neighborhood 2 (which has a density of 2 units per acre), the City does not object to this rezone request due to the existing development in this area and the minimal impact the proposed rezone depicts (Exhibit D2).</p> <p>See Analysis for 07-06-05(1)B & C, of this document for additional review.</p> <p>The following measures will be implemented to mitigate impacts: Per additional information provided by the applicant, the property owner will be limited to creating the three (3) lots due to the septic tank and drain field placement of the single-family residence on the east side of the property (see Exhibit A8). Although there are no conditions being placed on the rezone, the applicants state they will be limited to the creation of the three (3) lots due to the configuration of the property. It is also important to note that during the subdivision platting process, the private road will need to become a private road lot per Canyon County’s subdivision platting process. This will likely further limit how many lots can be created from the subject property as the private road lot does not count towards the average lot size per CCZO §07-10-21.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)E	<p>Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed zoning map amendment?</p> <p>The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed rezone based on the analysis contained herein.</p> <p>Sewer: Per the applicant’s letter of intent and land use worksheet, sewer will be provided with individual septic systems for the proposed lots (Exhibit A3). There are two (2) individual septic tanks with drain fields on the property currently that correspond with the primary and secondary residence on site that were permitted in 2020 and 2021 (BP2020-0347 and BP2021-0510).</p> <p>Per Southwest District Health, a nutrient pathogen study must be conducted if the property goes through the subdivision platting process. As of August 2025, no test holes had been conducted for this proposal, but there were no concerns with the use or request for the rezoning if the applicant meets all SWDH requirements (Exhibit D1). It is important to note that a subdivision engineering report (SER) would also need to be approved by Southwest District Health, which usually occurs during or after subdivision platting process.</p> <p>Water: Individual wells are requested to be used by each lot per the letter of intent and land use worksheet (Exhibit A2 and A3). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual wells are anticipated to adequately provide services to the potential one (1) residential dwelling (or (4) residential dwellings if secondary residences are added to each future proposed lot). Future development shall comply with IDWR standards at the time of subdivision/building permit, etc.</p>
			Staff Analysis	

			<p>Per the Nitrate Priority Well Map, there are three (3) wells with high nitrates north of the property (Exhibit B2.7). At the time of hearing a subdivision application, the Planning and Zoning Commission could recommend to the Board of Canyon County Commissioners require subdivision improvements be required, such as requiring the drilling of the proposed wells to check for nitrate levels prior to approval (CCCO §07-17-31).</p> <p>Drainage: Drainage appears to not be affected by this application, as stormwater drainage is currently retained by burrow ditches (Exhibit A3). Boise Project Board of Control states that storm drainage and/or street runoff must be retained on site (Exhibit D4).</p> <p>Irrigation: The parcel is served by the Boise Project Board of Control/Wilder Irrigation. There are no Boise Project Board of Control/Wilder Irrigation District facilities on the property, but it does possess a valid water right. Boise Project Board of Control also reminds the applicant of the irrigation district’s easement and drainage requirements and that, per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property to serve neighboring properties must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors. The Boise Project states this office is requesting a copy of the irrigation and drainage plans (Exhibit D4).</p> <p>The applicant is proposing to irrigate the proposed lots with the current irrigation water available to them. The property owner reached out to Wilder Irrigation District, and they stated that the water shares/rights for the property would be divided between the lots once the subdivision plat is complete. Staff called and confirmed this process with Wilder Irrigation District, and their office confirmed this is how they would divide the water right between the parcels (Exhibit A9).</p> <p>Staff asked for the applicant’s proposed irrigation system for the subdivision, as an irrigation plan with these details would be required during the subdivision platting process. The applicant stated “the lawn will be pressurized irrigation and the remaining pasture will use gravity irrigation to be watered” (Exhibit A10).</p> <p>Utility Services: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 18, 2025, and July 17, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-06-05(1)F</p> <p>Does legal access to the subject property for the zoning map amendment exist, or will it exist at the time of development?</p> <p>Staff Analysis</p> <p>The subject property does have legal access for the rezone and will exist at the time of the development. See review and analysis detailed below.</p> <p>In 2020, the property owner created the private road, God’s Way Lane, to serve the three (3) parcels created by the administrative land division process (AD2020-0011/RD2020-0004). This private road provides access from Bronc Lane and</p>

				Buckaroo Circle (both public roads). See Exhibit A6 for the easement and Exhibit A10.1 for the record Road User's Maintenance Agreement for the private road. At the time of platting, the private road must meet CCCO §07-17-31 and §07-10-03. Road construction and certification will be required before final plat approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)G	Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?
			Staff Analysis	<p>The proposed rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development (Exhibit D6).</p> <p>Highway District No. 4 has no objection to the rezone as the applicants are to use the existing God's Way Lane (a private road) approach from Bronc Lane (a public road), which was previously improved in 2020 (see Exhibit C1 for this improved approach). Due to only two (2) parcels being created, there does not appear to be a need to implement mitigation of traffic impacts. The applicant has provided the Road User's Maintenance Agreement for this private road (Exhibit A10.1). At the time of platting, the private road must meet CCCO §07-17-31 and §07-10-03. Road construction and certification will be required before final plat approval.</p> <p>See Analysis for 07-06-07(6)A6, of this document for additional review.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)H	Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
			Staff Analysis	<p>The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below.</p> <p>Schools: Vallivue School District #139 sent a comment letter on May 8, 2025, which stated that if the parcels are rezoned and divided as proposed, students would attend West Canyon Elementary, Vallivue Middle School, and Vallivue High School. The district can accommodate the development to its small size (Exhibit D5).</p> <p>Police: The Canyon County Sheriff's Office is required to provide services to Parcel R32703010B. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 18, 2025, and July 17, 2025, and no comments were received by the Sheriff's Office.</p> <p>Fire Protection: Caldwell Rural Fire Protection District sent a comment letter on July 10, 2025, and outlined fire code requirements and conditions of approval that must be met</p>

				<p>unless in writing from the Fire Department (Exhibit D7). Fire district review and approval are required during the building permit process for single-family residences.</p> <p>Emergency Medical Services: Canyon County's Paramedics/EMT and Canyon County's Emergency Management Coordinator were notified on April 18, 2025, and July 17, 2025, but no comments were received. Canyon County's Paramedics/EMT are required to provide services to Parcel R32703010B. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.</p>
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Table 2. Area of City Impact

CCCO § 09-05-21: ZONING/SUBDIVISION AMENDMENT PROPOSALS:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	09-01-25(1)	The following procedures shall be adhered to in processing applications within the Caldwell area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Caldwell in the manner as provided for in subsection 09-01-17(3) of this article.
			Staff Analysis	Area of City Impact: This parcel is within the City of Caldwell's Area of City Impact. Per a comment letter from the City of Caldwell, the rezone does not match the City of Caldwell's future land use for this area (Neighborhood 2, which has a density of 2 units per acre). However, the City does not object to this rezone request due to the existing development in this area and the minimal impact the proposed rezone depicts (Exhibit D2).

4. AGENCY COMMENTS:

Agencies including the City of Caldwell, Vallivue School District #139, Southwest District Health, Caldwell Rural Fire Protection District, Idaho State Fire Marshal, Highway District No. 4, Idaho Power, Intermountain Gas, CenturyLink, Zply, Boise Project Board of Control, Boise-Kuna Irrigation District, Wilder Irrigation District, Caldwell Transportation Department, COMPASS, Idaho Transportation Department, Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Canyon County's Emergency Management Coordinator, Canyon County Assessor's Office, Canyon County Soil Conservation District, Canyon County's Building Department, Canyon County's Code Enforcement Department, Canyon County's Engineering Department, Canyon County's GIS Department, Idaho Department of Environmental Quality, and, Idaho Department of Water Resources (Water Rights), were notified of the subject application. A Full Political Notice was also provided (per the Local Land Use Planning Act, Idaho Code 67-6509) on July 17, 2025.

Agency Notice was sent out on April 18, 2025, and July 17, 2025. Staff received agency comments from Southwest District Health, City of Caldwell, Idaho Department of Environmental Quality, Boise Project Board of Control, Vallivue School District #139, Highway District No. 4, Caldwell Rural Fire District, Idaho Department of Water Resources (Floodplain), and City of Nampa. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

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

5. PUBLIC COMMENTS:

Notice was provided to all property owners within 600 feet of the parcel boundary on July 17, 2025.

Staff received zero (0) written public comments by the materials deadline of August 11, 2025.

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

6. SUMMARY & RECOMMENDATION FOR REZONE:

In consideration of the application and supporting materials, staff concludes that the proposed rezone is **compliant** with Canyon County Ordinance 07-06-05. A full analysis is detailed within the staff report.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Land Use Worksheet
4. Neighborhood Meeting Sign-Up Sheet
5. Proposed Site Plan
6. Quitclaim Deed with Instrument No. 2020-025184
7. Agency Acknowledgement
8. Additional Letter from Applicant on Septic Tank and Drainfield Location, Private Road Requirements, and Comprehensive Plan Alignment
9. Email Correspondence on Dividing Irrigation Water Rights and Private Road
10. Email Correspondence on Irrigation Plan and Private Road Documents
- 10.1. Road User's Maintenance Agreement – Instrument No. 2021-017406

B. Supplemental Documents

1. Parcel Tool
2. Cases Maps/Reports
 - 2.1. Small Air Ortho (1-Mile)
 - 2.2. Small Vicinity Map
 - 2.3. Zoning and Classification
 - 2.4. Dairy, Feedlot and Gravel Pit
 - 2.5. Soil and Prime Farmlands Map with Report
 - 2.6. Subdivision Map and Report
 - 2.7. Nitrate Priority Wells
 - 2.8. TAZ Households
 - 2.9. Canyon County 2030 Future Land Use Map
 - 2.10. Lot Classification Map
 - 2.11. Case Map (1-Mile) and Summary Report
 - 2.12. Slope Percent Map

C. Site Visit Photos

1. Site Visit Photos, June 9, 2025

D. Agency Comments Received by: August 11, 2025

1. Southwest District Health, Received April 21, 2025
 - 1.1. Pre-Development Meeting Application Referenced in Email from Anthony Lee
2. City of Caldwell, Received April 21, 2025
 - 2.1. City of Caldwell Email Correspondence on Properties to the East, Received July 7, 2025
3. Idaho Department of Environmental Quality, Received April 28, 2025
4. Boise Project Board of Control, Received April 29, 2025
5. Vallivue School District, Received May 8, 2025
6. Highway District No. 4, Received May 15, 2025
7. Caldwell Rural Fire Protection District, Received July 10, 2025
8. Idaho Department of Water Resources (Floodplain), Received July 18, 2025
9. City of Nampa, Received July 28, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # RZ2024-0002

Hearing Date: August 21, 2025



Exhibit A1

ZONING AMENDMENT
PUBLIC HEARING - APPLICATION

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

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

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

FOR DSD STAFF COMPLETION ONLY:

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

Exhibit A2

Feb 1, 2024

Parcel Number: R32703010B

Owner: Jose Delores Rodriguez

Address: 15821 Gods Way Lane, Caldwell, 83607

Letter of Intent

To Whom it may concern,

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

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

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

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

- ☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

- ☐ Pressurized ☒ Gravity

5. **ACCESS:**

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

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

7. **FENCING**

- ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. **STORMWATER:**

- ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #310, Caldwell, ID 83605zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633

**NEIGHBORHOOD MEETING SIGN UP SHEET****CANYON COUNTY ZONING ORDINANCE §07-01-15**

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

SITE INFORMATION

Site Address: 15821 Gods Way Ln.	Parcel Number:	
City: Caldwell,	State: ID	ZIP Code: 83607
Notices Mailed Date: Jan. 19, 2024	Number of Acres: 4.5	Current Zoning: rural residential
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

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

MEETING INFORMATION

DATE OF MEETING: 1/31	MEETING LOCATION: Caldwell Public Library	
MEETING START TIME: 6:30 p.m.	MEETING END TIME: 7:00 p.m.	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Joe Rodriguez	<i>Joe Rodriguez</i>	15821 Gods Way Ln.
2. Carolyn Hamann	<i>Carolyn Hamann</i>	15781 Yoda Ave.
3. Cory Lemieux	<i>Cory Lemieux</i>	15782 Yoda Ave.
4.		
5.		
6.		
7.		
8.		
9.		

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

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

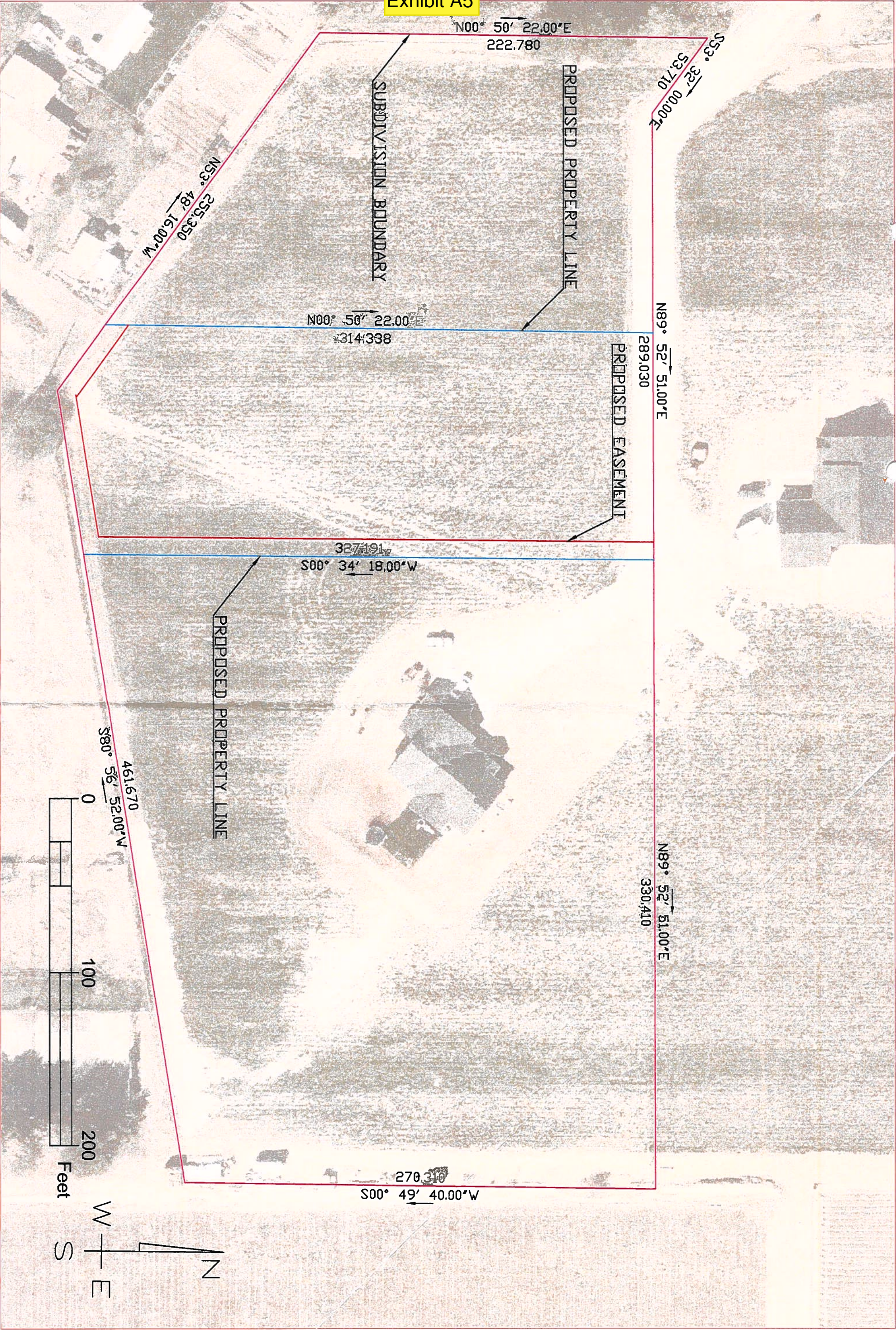
Joe Rodriguez

APPLICANT/REPRESENTATIVE (Signature):

Joe Rodriguez

DATE: 02 / 02 / 2024

Exhibit A5



* Jose Dolores Rodriguez, who
acquired title as

QUITCLAIM DEED

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

remise and forever quit claim unto Jose Dolores Rodriguez,

whose current address is:

4508 Laster St. Caldwell, Id. 83607

the following described premises:

see attached exhibits

2020-025184

RECORDED

05/11/2020 04:31 PM



00517809202000251840040046

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 HCRETAL

\$15.00

DEED

JOSE RODRIGUEZ

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

Date: 4-29-2020

By:

Jose Dolores Rodriguez

State of Id, County of Canyon

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

by

Jose Dolores Rodriguez
Jose Dolores Rodriguez

Barbara S. Negri
Signature of notary public

Commission Expires: 10/22/2022

Harma, Id.

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



Thomas J. Wellard, PLS
Rodney Clark, PE

January 27, 2020

Legal Description for
Joe Rodriguez
Job No. NV1919

Parcel 3

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

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

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

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

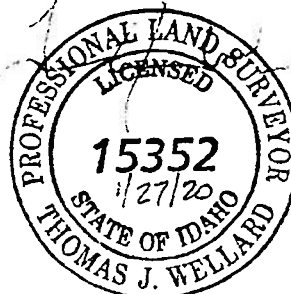
thence North $53^{\circ}48'16''$ West along said Northeasterly boundary a distance of 255.35 feet to the Southeast corner of the Maverick Subdivision, a found $\frac{5}{8}$ inch diameter rebar:

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

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

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

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





Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

20.00 Foot Power and Utility Easement

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

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

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

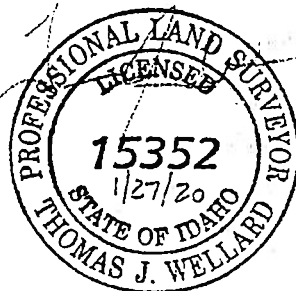
thence South $80^{\circ}56'52''$ West a distance of 461.67 feet to the **TRUE POINT OF BEGINNING**, a found aluminum cap monument:

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

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

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

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





Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

60.00 Foot Ingress/Egress Easement

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

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

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

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

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

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

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

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

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

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

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

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

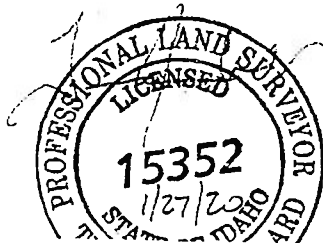




Exhibit A7

AGENCY ACKNOWLEDGMENT

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

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

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

Fire District:

District: _____

☒ Applicant submitted/met for official review.

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

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

Irrigation District:

District: Wilder Irrigation

☒ Applicant submitted/met for official review.

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

Area of City Impact:

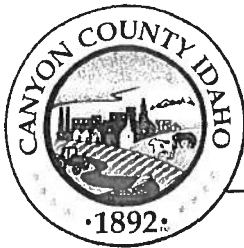
City: Caldwell

☒ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

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

Southwest District Health:

☒ Applicant submitted/met for official review.

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

Fire District:

District: _____

☒ Applicant submitted/met for official review.

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

Highway District:

District: HD 41

☐ Applicant submitted/met for official review.

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

Irrigation District:

District: Wilder Irrigation

☒ Applicant submitted/met for official review.

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

Area of City Impact:

City: Caldwell

☒ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

Dear Planning and Zoning Commission,

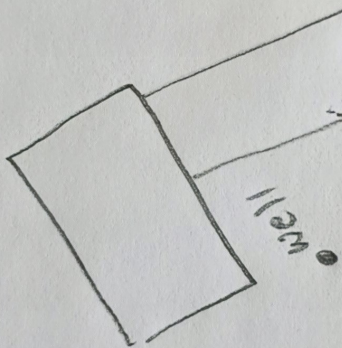
My name is Joe Rodriguez and I am the owner of 15821 Gods Way Ln, Caldwell, ID 83607. The parcel is a 4.5 acre lot that is zoned as rural residential. There are two dwellings on the parcel with each being occupied one of which is my primary residence.

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

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

irr. Ditch

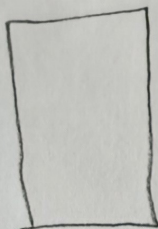
Drain Field



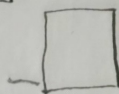
well

Gods Way Lane

Drain Field

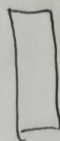


well



well

Drain Field



irr. Ditch

Emily Bunn

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

Irrigation shares,

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

--

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

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

Hello,

I will be out of the office from June 13th to June 30th.

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

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

Sincerely,



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

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

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

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

Sounds good

--

Sent with mail.com Mail app

On 6/6/25, 5:09 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

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

Sincerely,



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

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

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

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

Hello,

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

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

Please let me know if you have any questions.

Sincerely,



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

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

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

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

Hello,

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

Sincerely,



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

Development Services Department (DSD)

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

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

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

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

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

Hello,

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

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Emily Bunn

From: BreAnn Salinas <breannsalinas88@gmail.com>
Sent: Tuesday, August 5, 2025 4:19 PM
To: Emily Bunn
Cc: Joe Rodriguez
Subject: Re: Re: RE: Re: RE: RE: [External] Planning and Zoning letter

The lawn will be pressurized irrigation and the remaining pasture will use gravity irrigation to be watered. We can send you a rough draft of what that may look like.

On Tue, Aug 5, 2025, 2:04 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Thank you for the update.

Usually road certifications are not recorded, so if you do find the road certification, it would be great to include it in the record.

Also, do you have a plan for the irrigation system for the property once it is divided? Like are you planning on creating a pressurized irrigation system?

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

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Wednesday

1pm – 5pm

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From: Joe Rodriguez <Emjoe@mail.com>

Sent: Tuesday, August 5, 2025 1:43 PM

To: 'BreAnn Salinas' <breannsalinas88@gmail.com>; Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Subject: Re: RE: RE: RE: RE: RE: [External] Planning and Zoning letter

I have been to the Canyon county recording office they cannot find the Certificate of the road I do remember recording one because I could not get my occupancy permit on my house until that was completed. I will keep looking to see if I can find my copy

--

Sent with mail.com Mail app

On 8/4/25, 4:33 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

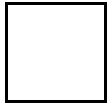
Hello,

I wanted to remind you we are one (1) week from the materials deadline for this case, meaning any materials you want included with the staff report or to be referenced at the hearing, including a presentation, the RUMA, engineer's certification, easements, and irrigation plan should all be submitted to me next **Monday (August 11, 2025).**

I did not receive the private road documents we discussed below, so if you did send those over, can you send those over to me again?

If you have any questions in the meantime, please let me know.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

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

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From: Emily Bunn

Sent: Wednesday, July 16, 2025 2:47 PM

To: 'BreAnn Salinas' <breannsalinas88@gmail.com>

Subject: RE: Re: RE: Re: RE: [External] Planning and Zoning letter

Hello,

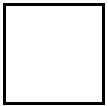
Thank you for the information. I will keep an eye out for those documents pertaining to the private road and hopefully the irrigation plan as well.

I scheduled your case for Thursday August 21st, 2025 for the Planning and Zoning Commission hearing. I attached the schedule letter. It is important to note that any materials (including a presentation) you want to reference at the hearing will need to be turned in to me 10 days prior to the hearing (August 11, 2025). No late exhibits will be accepted.

Also, just a reminder, the Planning and Zoning Commission is only a recommending body. So after they make their recommendation by signing the FCOs (the decision document) and I receive minutes from the hearing, I will look at scheduling the case in front of the Board of Canyon County Commissioners who make the official decision on the case.

If you have any questions, please feel free to reach out.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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From: BreAnn Salinas <breannsalinas88@gmail.com>
Sent: Wednesday, July 16, 2025 9:48 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: Re: RE: RE: [External] Planning and Zoning letter

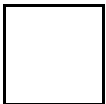
Thank you for your help. My dad says he has them. I will get them scanned and sent to you.

On Wed, Jul 16, 2025, 9:46 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

I would suggest looking for copies at the Recorder's Office. You can probably search for the documents on their online search tool under "Viewing Records" instead of going into their office also: <https://www.canyoncounty.id.gov/elected-officials/clerk/recorder/>

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: BreAnn Salinas <breannsalinas88@gmail.com>

Sent: Wednesday, July 16, 2025 9:25 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Joe Rodriguez <Emjoe@mail.com>

Subject: Re: Re: RE: RE: RE: [External] Planning and Zoning letter

Aug. 21st works. If my dad is unable to locate those papers. What department would we go to to find copies of the records?

On Wed, Jul 16, 2025, 9:13 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

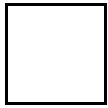
Hello,

I did get the email from Chris Hopper. Thank you for touching base with him.

At this point, I think I have most if not everything for a public hearing. The only items I suggest you provide is an irrigation plan of some sort for the hearing (even if it is a draft plan) as the Planning and Zoning Commission may have some questions about the irrigation system. Also, could you send me the current Road User's Maintenance Agreement for the private road? It looks like one was recorded in 2020. If you have any other items on the private road, like an engineer's certification from that time frame, the access easements, etc. I highly suggest you send this over as well.

I think with the above information, your case will be ready for a public hearing. I am looking at scheduling your case for Thursday August 21st, 2025 or Thursday September 4th, 2025 in front of the Planning and Zoning Commission. Does that work? I will send a scheduling letter once I schedule the case officially with pertinent information, like location and time, etc.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Joe Rodriguez <Emjoe@mail.com>
Sent: Tuesday, July 15, 2025 1:34 PM
To: 'BreAnn Salinas' <breaansalinas88@gmail.com>; Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: RE: Re: RE: [External] Planning and Zoning letter

Did you find the email from the highway dep. ,if not I can have him send again or I can go get a copy

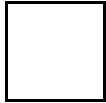
--

Sent with mail.com Mail app

On 7/14/25, 8:02 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Thank you, I also received the correspondence with Anthony. I will follow up with Highway District No. 4 this week if I do not hear back soon.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Joe Rodriguez <Emjoe@mail.com>

Sent: Friday, July 11, 2025 3:15 PM

To: 'BreAnn Salinas' <breannsalinas88@gmail.com>; Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Subject: Re: RE: [External] Planning and Zoning letter

I have spoken with Anthony Lee ,he said has answered the question you had , so not sure what else is needed.

--

Sent with mail.com Mail app

On 7/11/25, 1:07 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

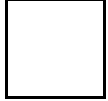
Hello,

I wanted to touch base and let you know I have been working through the report to schedule your case for hearing. At this point, I am waiting for two (2) agencies to send me information before I can finish the staff report to schedule the case for a public hearing, but if you have any information or wanted to reach out to the either agency to encourage them to respond faster, you may do so:

1. Highway District No. 4 has not sent me their review of the project. I will need their letter to take it to hearing, as it is needed to write the report on the legal access and potential traffic impacts. I reached out this week for this comment letter, so hopefully I will get the letter soon.
2. I usually get pre-development notes from Southwest District Health. Did Anthony Lee provide these to you? If so, please send these over to me. I will reach out to Anthony again to see if he has those notes if you do not have a copy.

If you have any questions on my email below on the irrigation system, please let me know.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

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

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From: Emily Bunn

Sent: Thursday, July 10, 2025 4:51 PM

To: 'BreAnn Salinas' <breannsalinas88@gmail.com>; 'Joe Rodriguez' <Emjoe@mail.com>

Subject: RE: [External] Planning and Zoning letter

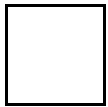
Hello,

I wanted to touch base on the irrigation water.

So I understand the plan with the irrigation water is divide the irrigation water right amongst the three (3) proposed parcels. Do you have a plan for the irrigation system that will be used to delivery the water on site? This will be required for the subdivision platting stage, but if you have a plan now, it would be much appreciated to have to include it in the report. Also, it is important to note that our Comprehensive Plan encourages pressurized irrigation systems, so I would encourage this as well.

Please let me know of any questions you have.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

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From: BreAnn Salinas <breannsalinas88@gmail.com>
Sent: Thursday, July 10, 2025 2:22 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Planning and Zoning letter

Sounds good, thank you for the update.

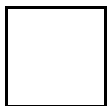
On Thu, Jul 10, 2025, 2:13 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hi BreAnn,

I am working through the report still and making sure I have all the information I need for the hearing.

I am hoping to give you some potential meeting times early next week (looking at probably late August or early September as we discussed on the phone last week).

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: BreAnn Salinas <breannsalinas88@gmail.com>

Sent: Thursday, July 10, 2025 1:49 PM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Subject: Re: [External] Planning and Zoning letter

Do we have a date and time for the meeting?

On Mon, Jul 7, 2025, 2:54 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

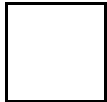
Hello,

The property would be rezoned entirely to R-1 if approved, so if the deed you provided with the legal description is accurate, that should be fine. If you have an updated legal description done for the property or if it is different from the deed, please provide that.

Also, we are asking that individuals wait to turn in their subdivision plat until the rezone has been processed as it will be on hold until the rezone has a decision made on it.

Do you have an irrigation water for the property? If so, how do you plan to provide irrigation water for the property once it has been divided?

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: BreAnn Salinas <breannsalinas88@gmail.com>
Sent: Monday, July 7, 2025 1:11 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Planning and Zoning letter

Hi Emily,

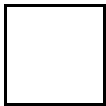
Do you need a legal description and an exhibit for the rezone or do you have everything you need? Also one other question, can we submit the short plat with you and pay the fees rather than waiting for later?

On Thu, Jul 3, 2025, 1:59 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

I just gave you a call back, sorry about the delay. Give me a call back when you get a chance.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: BreAnn Salinas <breannsalinas88@gmail.com>

Sent: Thursday, July 3, 2025 11:33 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Subject: Re: [External] Planning and Zoning letter

Are you in the office today that way we can meet?

On Tue, Jul 1, 2025, 4:52 PM BreAnn Salinas <breannsalinas88@gmail.com> wrote:

Here are the files my dad has from his house that he submitted when he got his house approved.

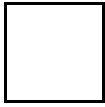
On Tue, Jul 1, 2025, 10:54 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hi Breann,

Thank you for sending this over. There is an exhibit mentioned in the letter, but I do not see it attached. Could you send that over?

I am just getting back from vacation, so I getting caught up with cases, including yours, but hopefully I can give you a good estimate soon on when I can schedule your case for hearing.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: BreAnn Salinas <breannsalinas88@gmail.com>

Sent: Sunday, June 15, 2025 10:36 PM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Subject: [External] Planning and Zoning letter

Here is the letter that you requested.

Road Maintenance Agreement

The undersigned parties, being those who own property benefited by the right-of-way easement(s) or private street(s) described below, agree to the following:

- a. The expenses of maintenance, repair, and/or restoration of the easement(s) or private street(s) covered by this agreement shall be apportioned equally.
- b. The easement(s) or private street(s) shall be maintained in good, passable condition under all traffic and weather conditions. Maintenance and/or repair shall include snow plowing and drainage facilities.
- c. This agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded each party, and shall bind all benefited properties and the parties, their heirs, successors, distributes and assigns.
- d. This agreement is made by and between parties who own property benefited by the easement(s) or private street(s). All such parties shall have the right of access over said easement(s) or private street(s). All property to which access is obtained over the easement(s) or private street(s) is deemed benefited thereby.
- e. In the result of necessary road maintenance within one year, from May 1, 2020, I & R Excavation & Landscaping LLC will make necessary repairs to the easement(s) or private street(s) per Exhibit B.
- f. The easement(s) or private street(s) covered by this agreement is a 60' access easement shown on Exhibit A.

All that a certain strip of land being and situated in the County of Canyon, State of Idaho:

Jose D. Rodriguez
Jose Rodriguez 3/10/21
Name Date

Name Date

Name Date

2021-017406

RECORDED

03/10/2021 03:07 PM

Name Date



00594736202100174060060063

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 DLSTEPHENS

\$25.00

AGR

JOSE RODRIGUEZ

State of: Idaho

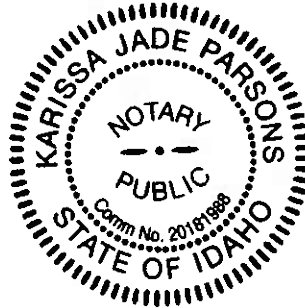
County of: Canyon

On this 10th day of March in the year 2021 before me a notary public, in and for said State, personally appeared José (Joe) Rodriguez known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/ they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public for the State of Idaho

Commission Expires: Oct 07, 2024



Exhibit



Skinner
Land Survey

Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

60.00 Foot Ingress/Egress Easement

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

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

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

thence South 80°56'52" West a distance of 461.67 feet to a found aluminum cap monument;

thence North 53°48'16" West a distance of 255.35 feet to a found 5/8 inch diameter rebar;

thence North 00°50'22" East a distance of 222.78 feet to the **TRUE POINT OF BEGINNING**, a found 5/8 inch diameter rebar;

thence continuing North 00°50'22" East a distance of 73.82 feet;

thence South 53°32'00" East a distance of 76.87 feet;

thence North 89°52'51" East a distance of 198.44 feet;

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

thence South 89°52'51" West a distance of 206.87 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

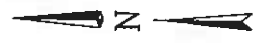
thence North 53°32'00" West a distance of 53.71 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of record or implied.



Exhibit A

RECORD OF SURVEY

A PORTION THE SW 1/4 NW 1/4 OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



LEGEND

- ALUMINUM CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" x 24" REBAR - SET
- 1/2" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- ROAD CENTERLINE
- (W.C.) WITNESS CORNER
- (SEE #1) DATA OF RECORD

Reference Survey:
Inst. No. 1999024598
Maverick Subdivision
Book 12, Page 35
Yoder Subdivision
Book 7, Page 6

Reference Deed:
Inst. No. 2017056599

Surveyor's Narrative:
This survey was performed at the request of Joe Rodriguez to divide the parcel described in the reference deed. The boundary was held per the reference survey, deed and found monuments. The parcel was then divided in the direction of the client.

CERTIFICATION

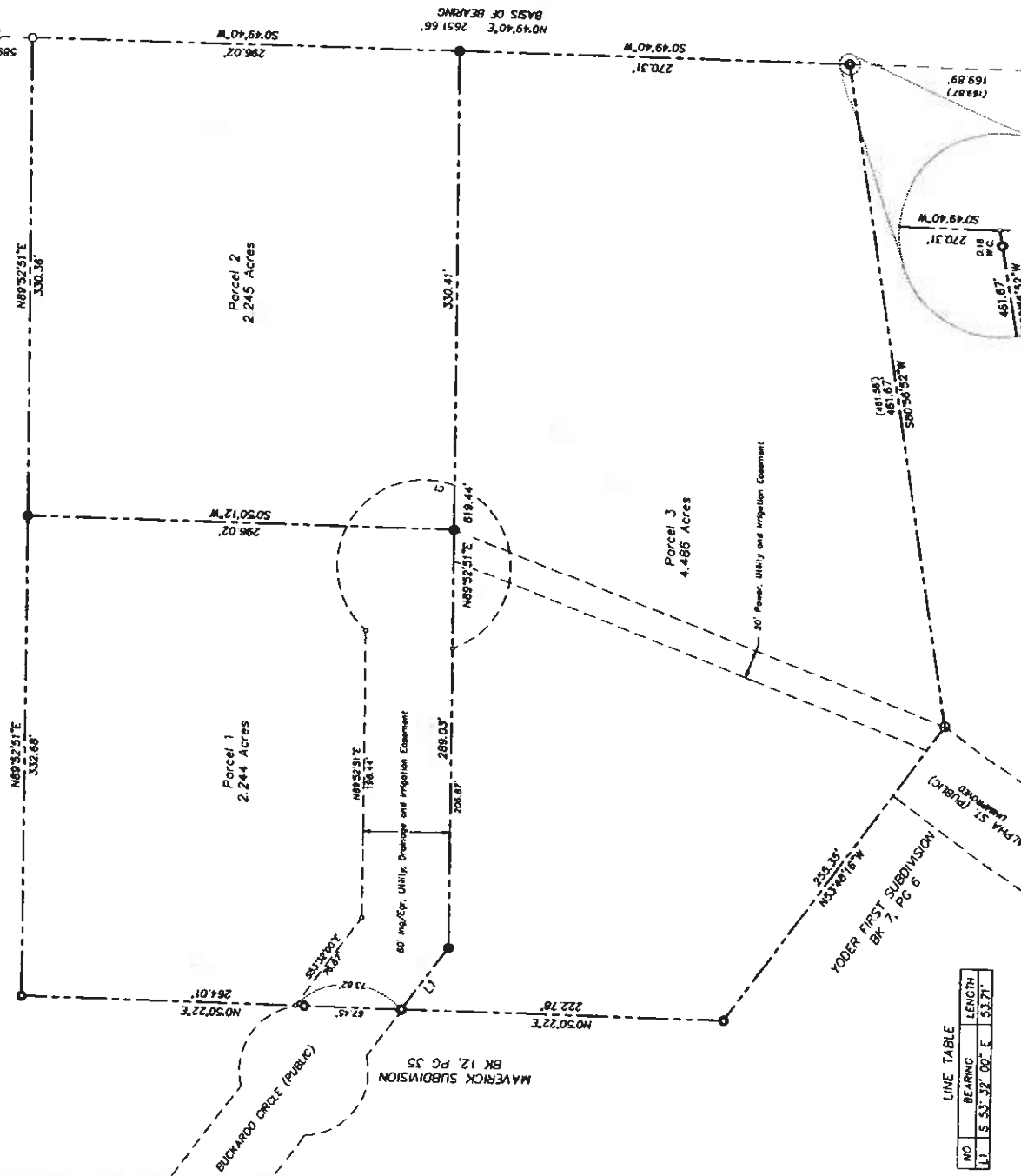
I, Thomas J. Weiland, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of the actual survey and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1801 through 55-1812.



INDEX No. 354-08-4-3-0-00-00

SURVEY FOR: **JOE RODRIGUEZ**

Drawn By: ZCL	Skinner Land Survey Precision Land Surveyors, P.C. 17848 Sand Hollow Road Clarendon, Idaho 83807 (208)-454-0833 WWW.SKINNERLANDSURVEY.COM
Date: Jan. 20, 2020	
Surveyed By: ZCL	
Job No. NV1919	



LINE TABLE

NO	BEARING	LENGTH
1	S 53° 37' 00" E	153.71

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
1	50.00	295° 48' 44"	S10° 38' 29" W	81.07

Exhibit B

I & R Excavation & Landscaping LLC
5307 Shoshoni Rd.
Caldwell, ID 83607

Owner: Israel Rosales
(208)-573-8339
Israelrosales99@gmail.com

Ms. Patricia Nilsson

DSD Director of Building Services
111 N. 11th Avenue Room 140
Caldwell, ID 83605

January 25, 2020


Dear Ms. Nilsson,

My name is Israel Rosales, owner of I & R Excavation & Landscaping, and I am writing regarding the requested roadway warranty for the private roadway God's Way Lane in Caldwell, Idaho. My company is willing to provide a one year road warranty for the construction of God's Way Lane dated from May 1, 2020.

To construct the roadway we cleared and grubbed four inches of existing material. Provided five inches of three inch minus aggregate, and four inches of road mix. Roadway was graded and rolled. No visual soft spots were identified along the roadway. The roadway width is twenty feet wide.

If there are any questions or concerns regarding the roadway warranty please feel free to contact me at Israelrosales99@gmail.com or by phone at (208)-573-8339.

Sincerely,



Israel Rosales

STATE OF IDAHO)
County of Canyon)

On this 24 day of February, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Israel Rosales, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.



Notary Public of Idaho Olga Moore
Residing at Nampa, Idaho
My commission expires 03/21/2024

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # RZ2024-0002

Hearing Date: August 21, 2025

R32703010B PARCEL INFORMATION REPORT

7/10/2025 12:05:26 PM

PARCEL NUMBER: **R32703010B**

OWNER NAME: **RODRIGUEZ JOSE DOLORES**

CO-OWNER: **RODRIGUEZ RHONDA**

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

SITE ADDRESS: **15821 GODS WAY LN**

TAX CODE: **0590000**

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

ACRES: **4.50**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **RR / RURAL RESIDENTIAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **CALDWELL RURAL FIRE**

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

IMPACT AREA: **CALDWELL**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

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

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

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2024003190**

SCENIC BYWAY: **NOT In Scenic Byway**

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

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



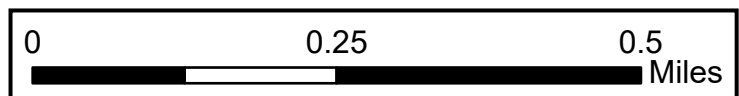
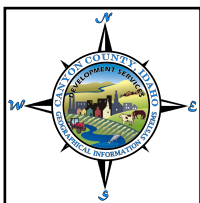
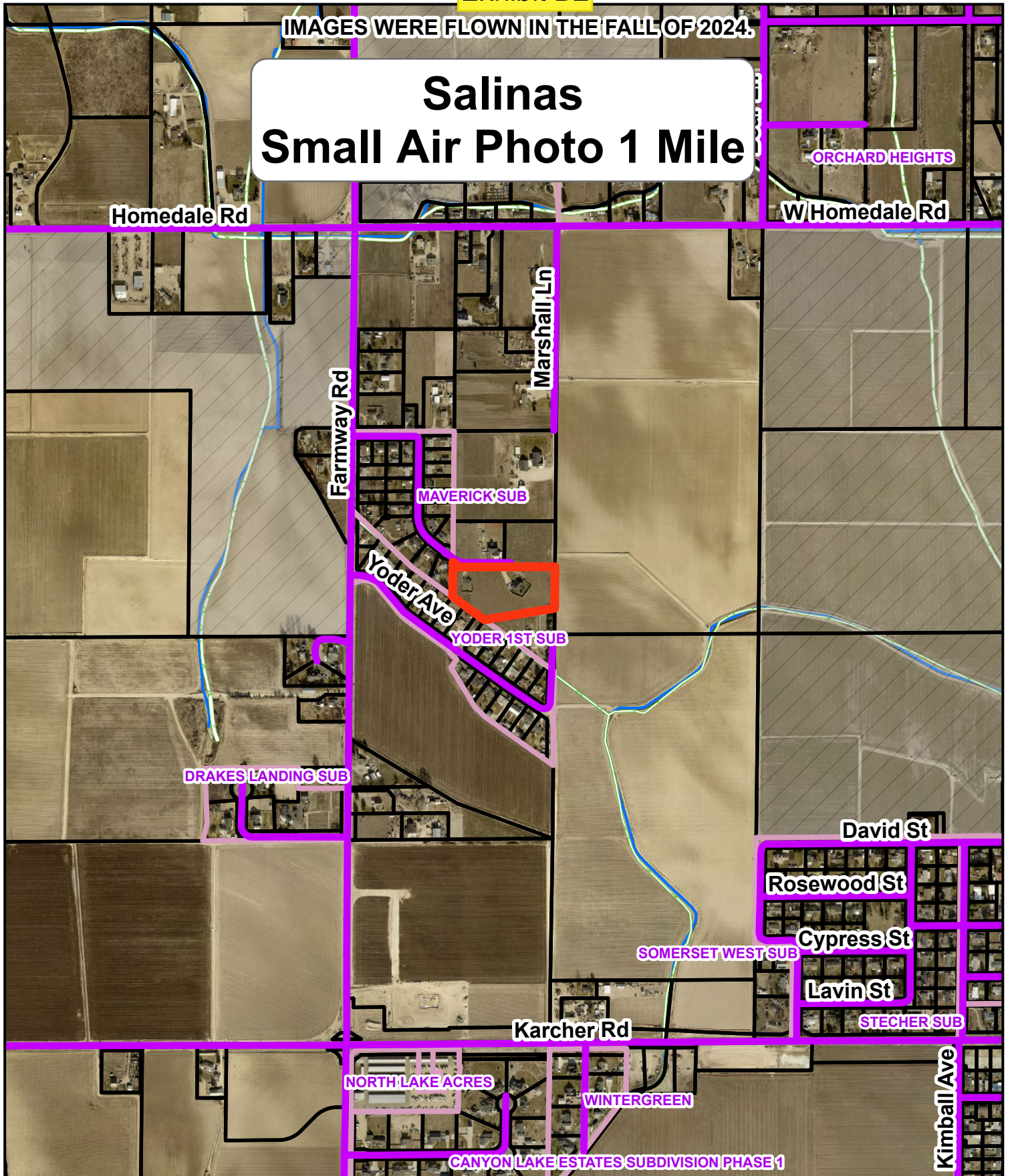
DISCLAIMER:

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

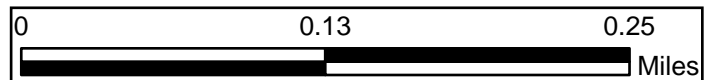
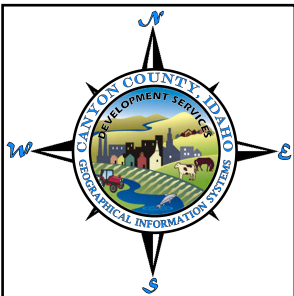
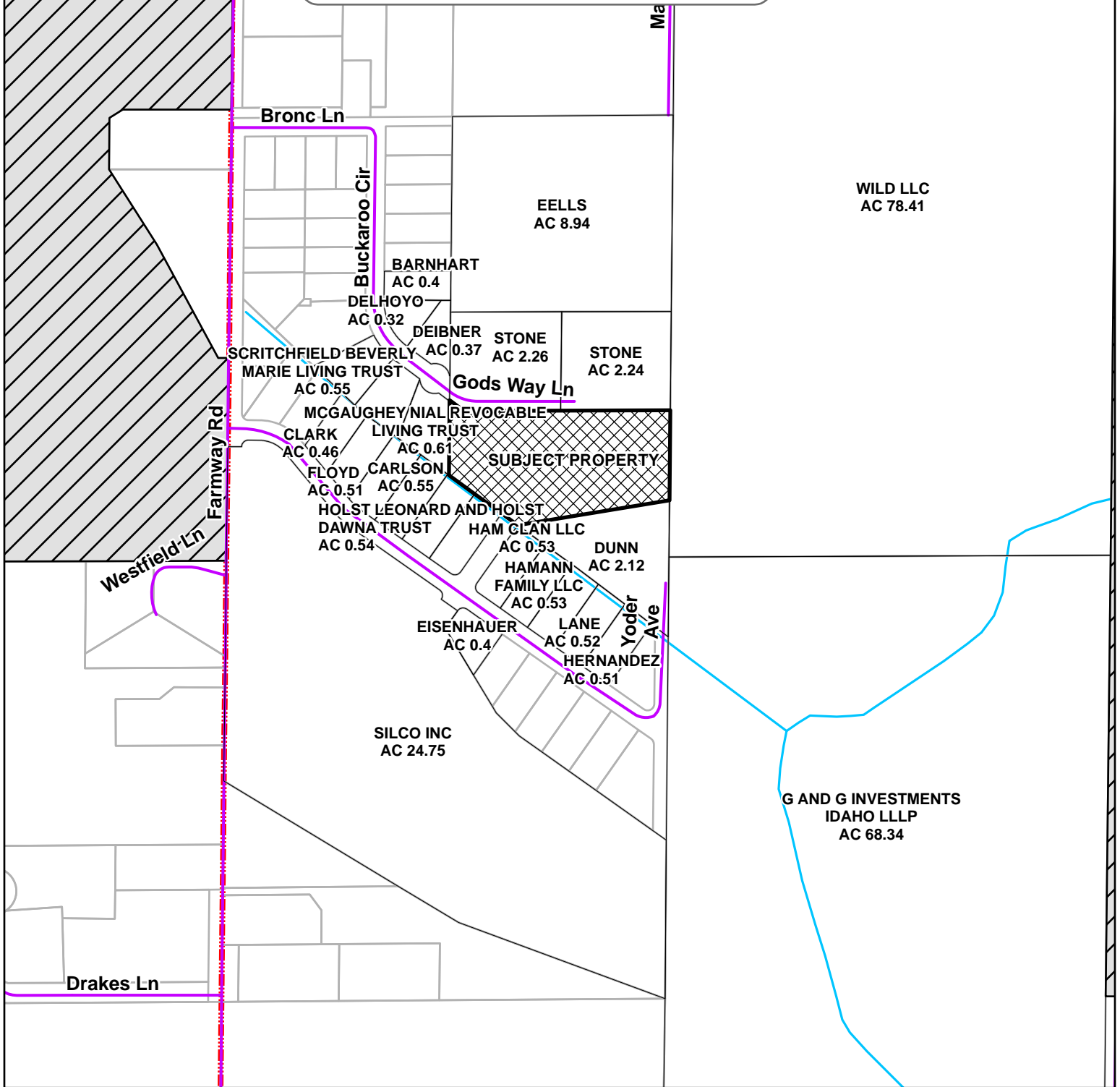
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN THE FALL OF 2024.

Salinas Small Air Photo 1 Mile

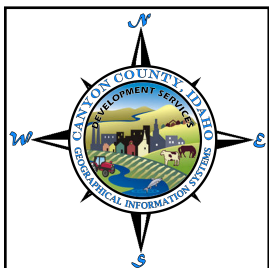
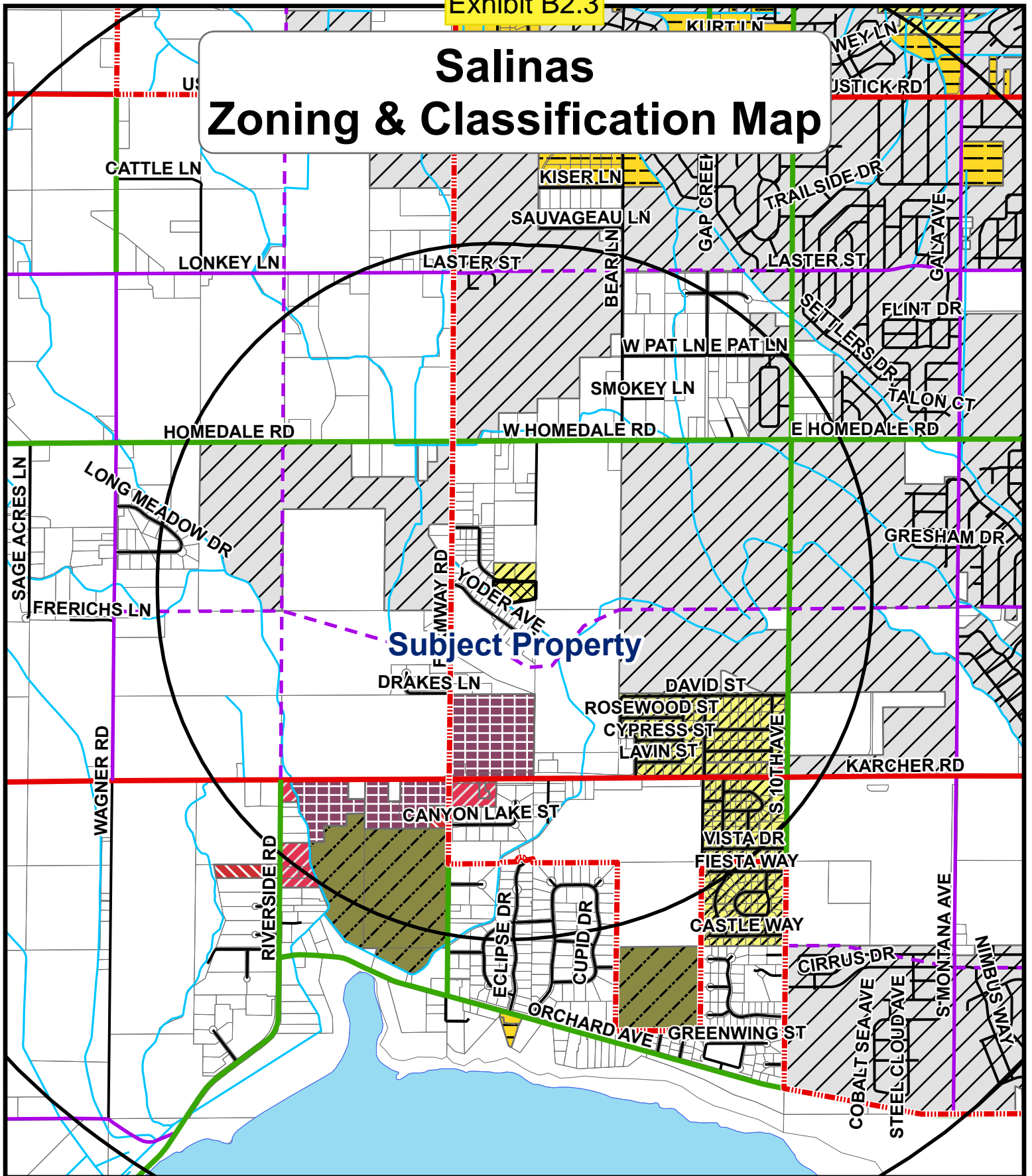


Salinas Small Vicinity Map



Salinas

Zoning & Classification Map

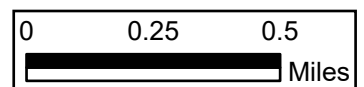


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

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

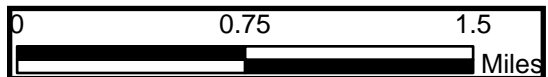
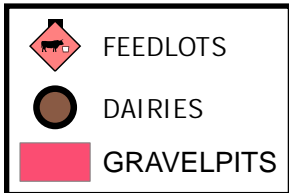
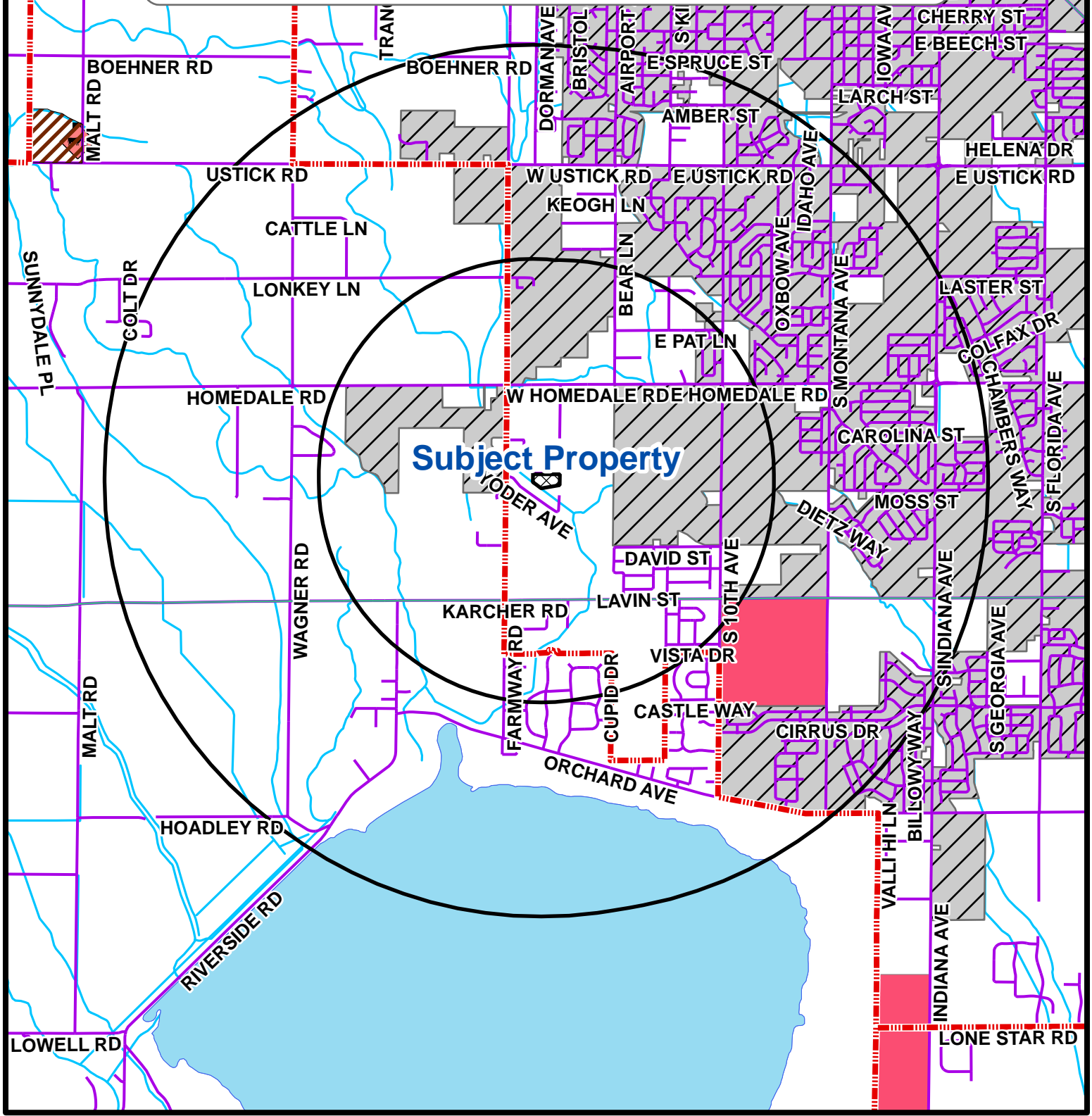
- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

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

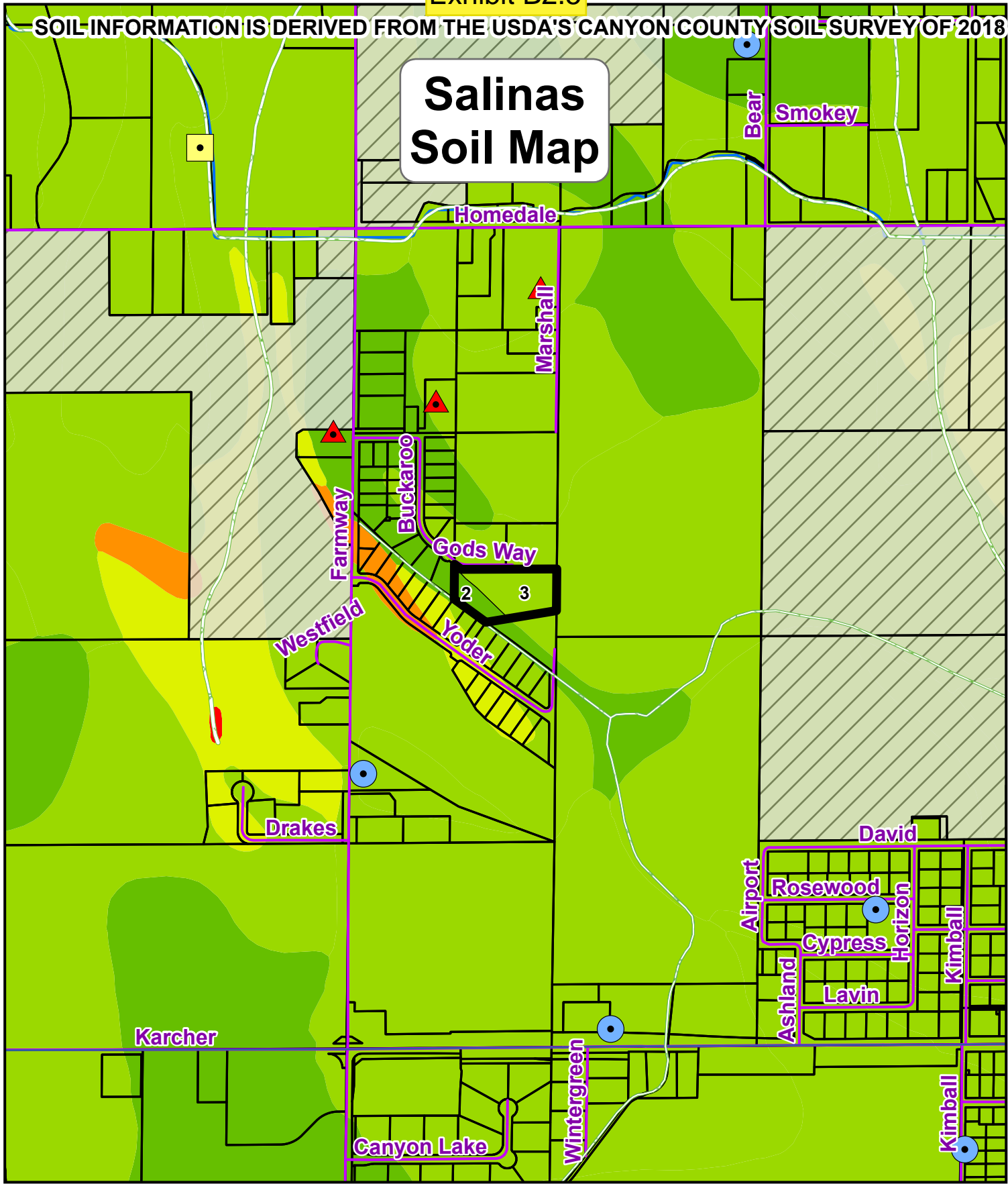


Salinas

Dairy, Feedlot, and Gravel Pit Map



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



Nitrate Priority Wells

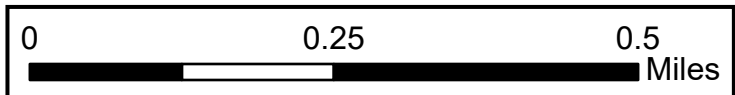
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- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_

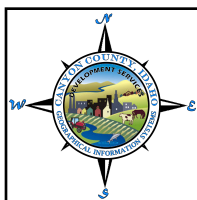
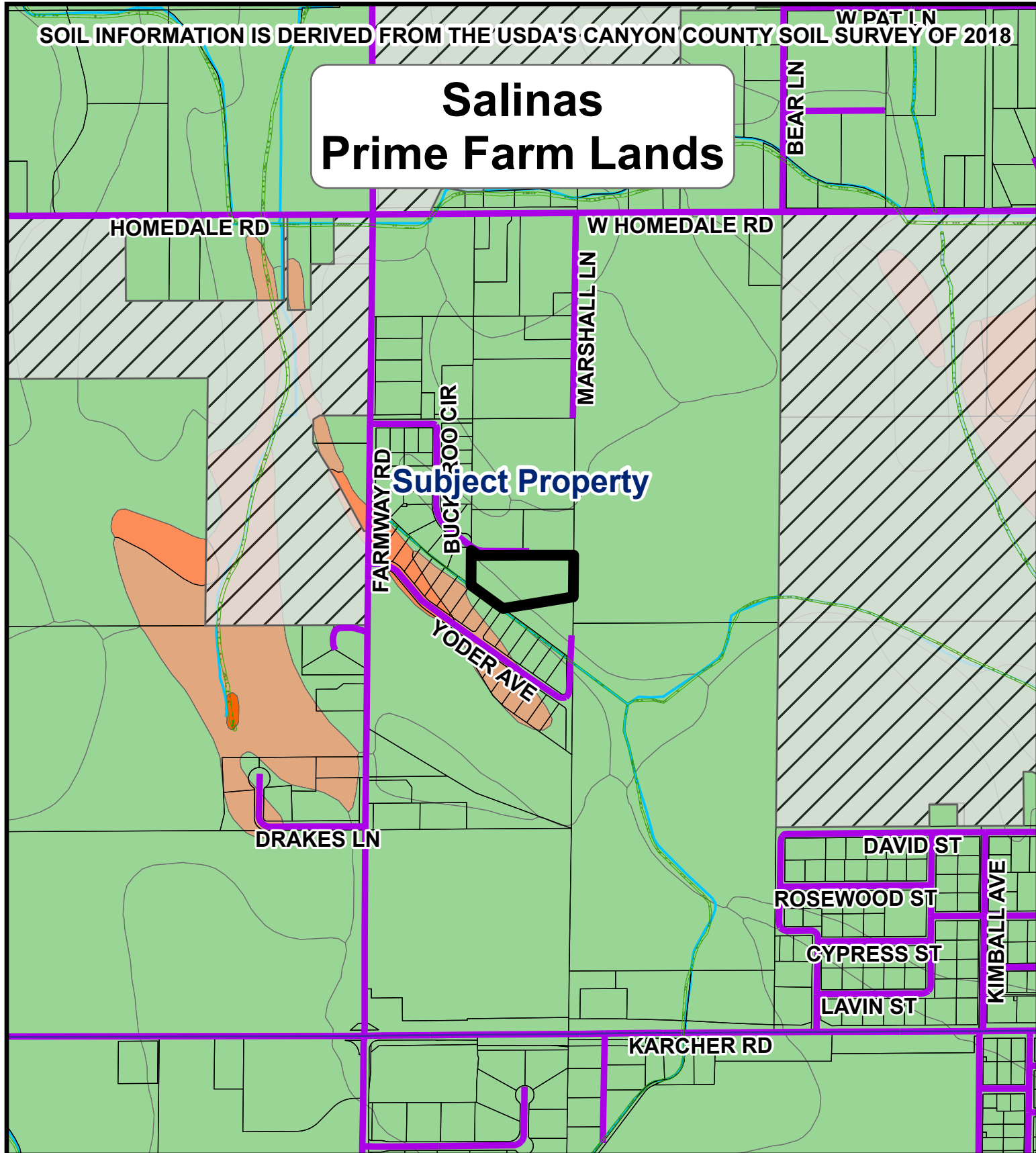


Wetlands



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

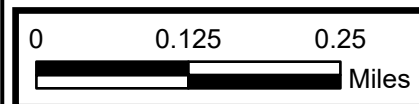
Salinas Prime Farm Lands



	TAXLOTS
	City Limits
	WETLANDS
	2C_Hydro

FARMLAND

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



SOIL REPORT

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

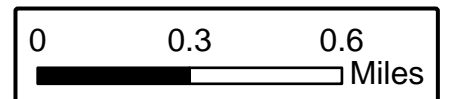
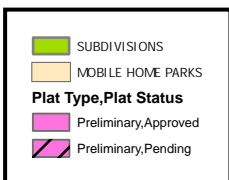
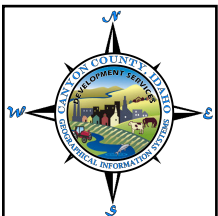
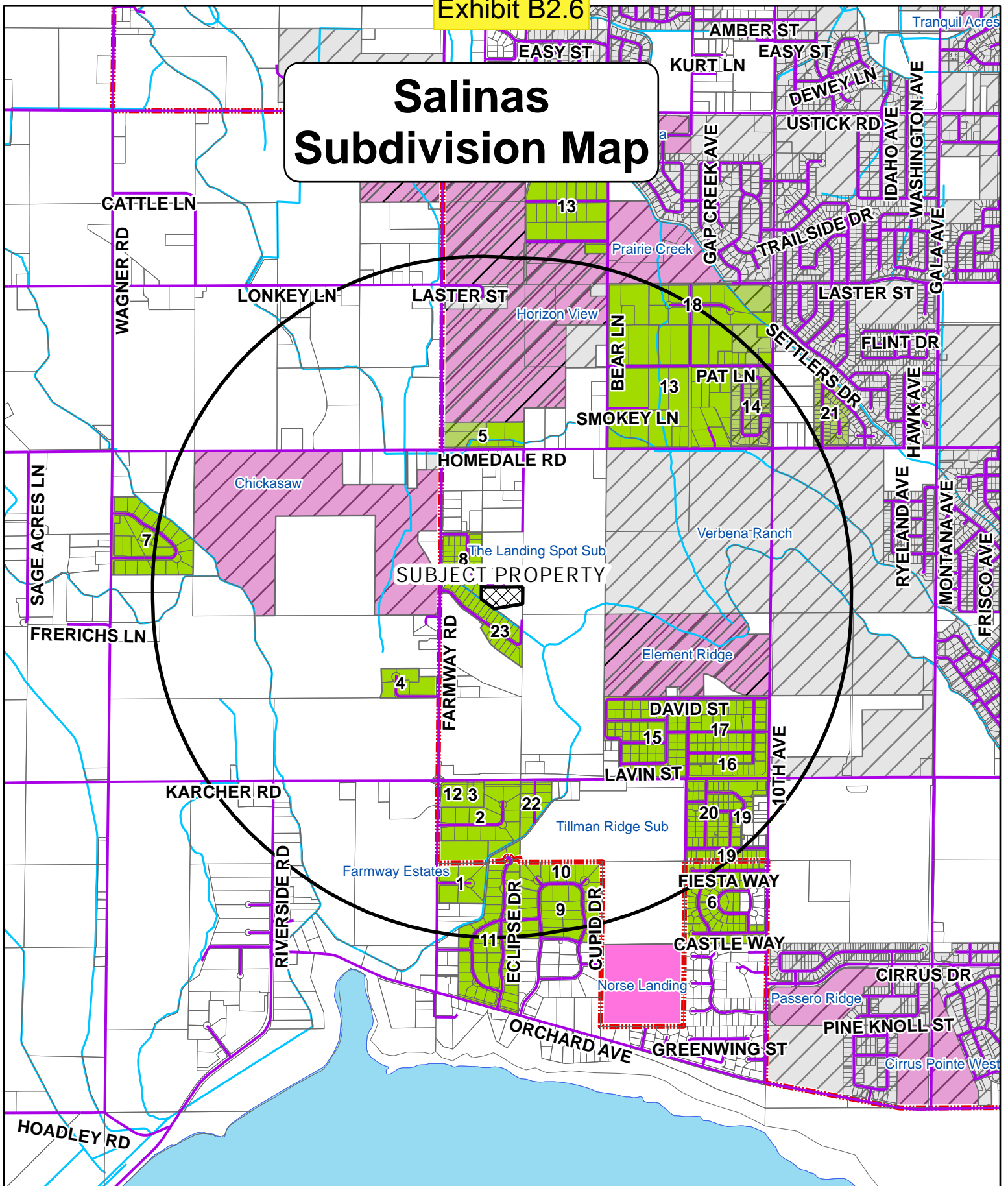
FARMLAND REPORT

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

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

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

Salinas Subdivision Map



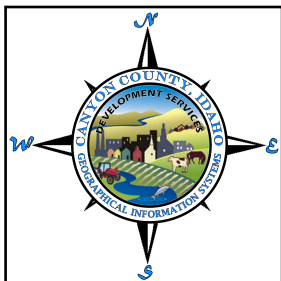
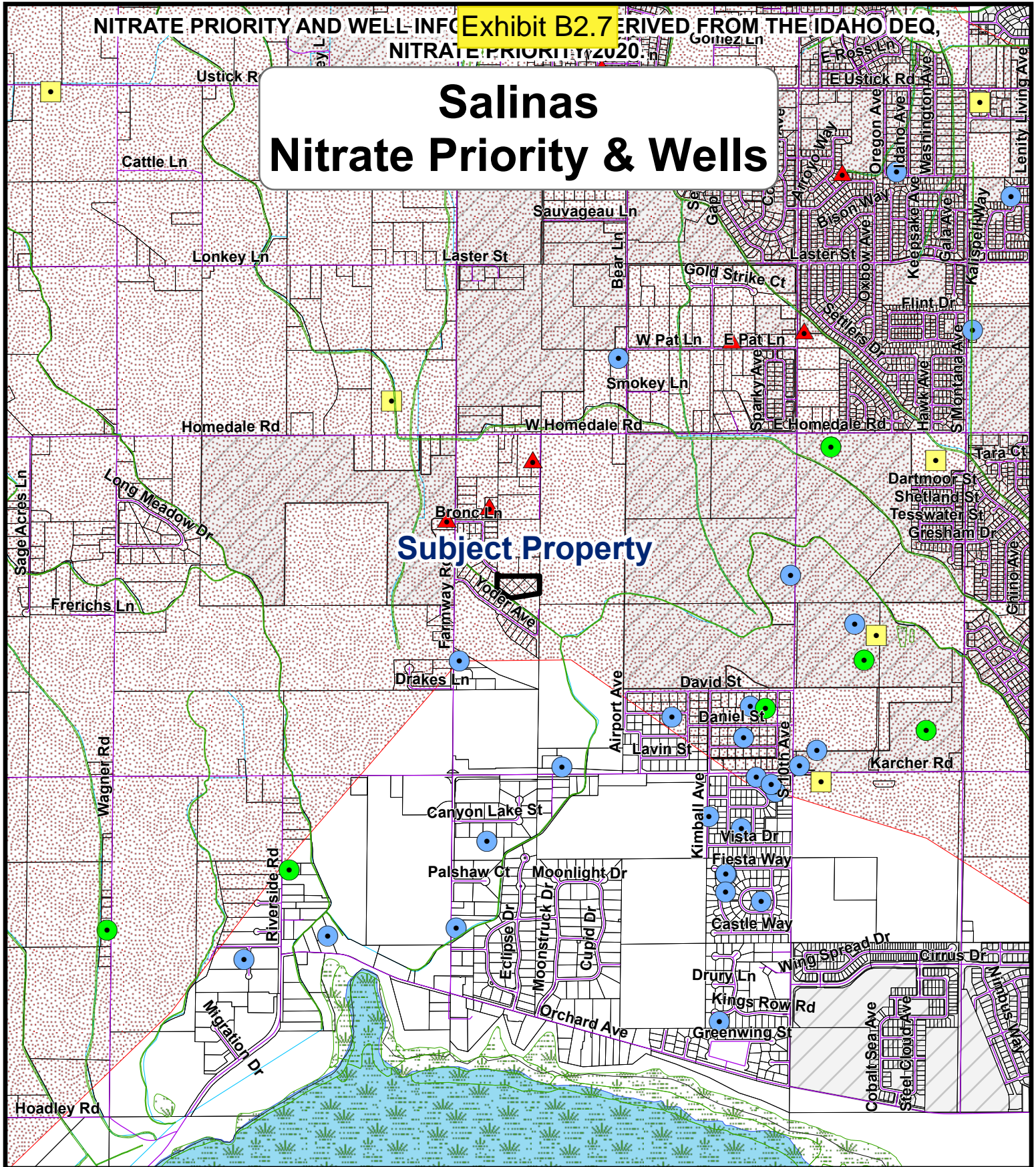
SUBDIVISION & LOT REPORT					
NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
23		618.54	724	0.85	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
4		415.86	1327	0.31	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
46		4.54	0.51	0.01	78.41
NUMBER OF MOBILE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

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

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

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

Salinas Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



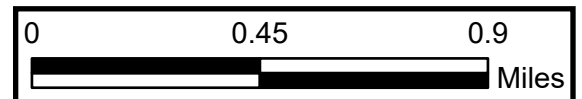
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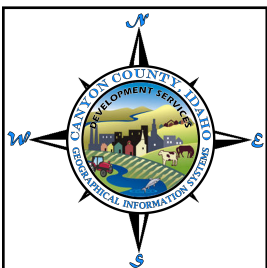
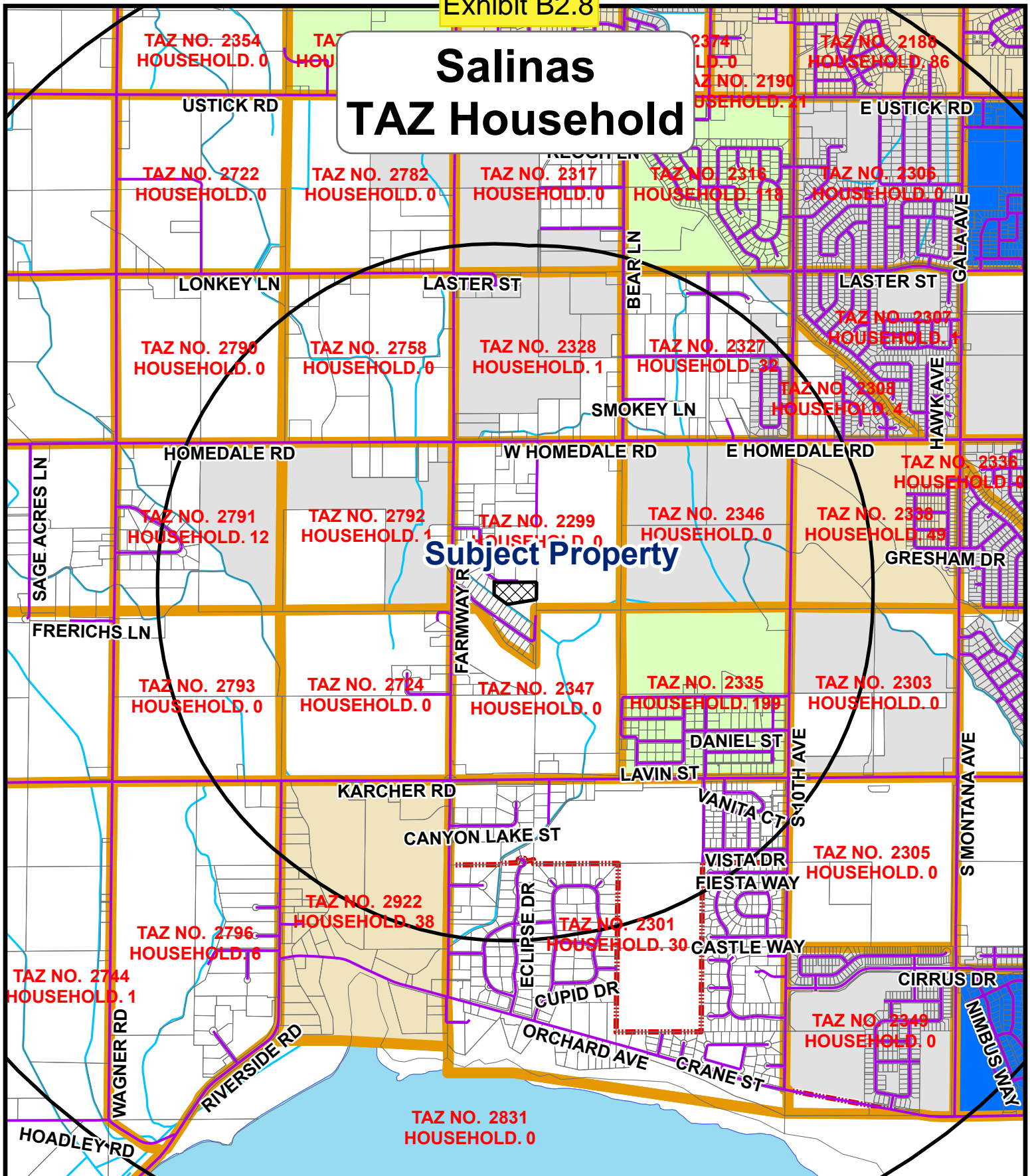
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10.000001 - 49.80

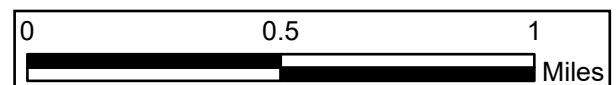


Salinas TAZ Household



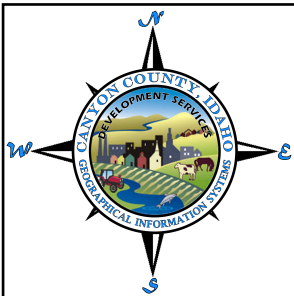
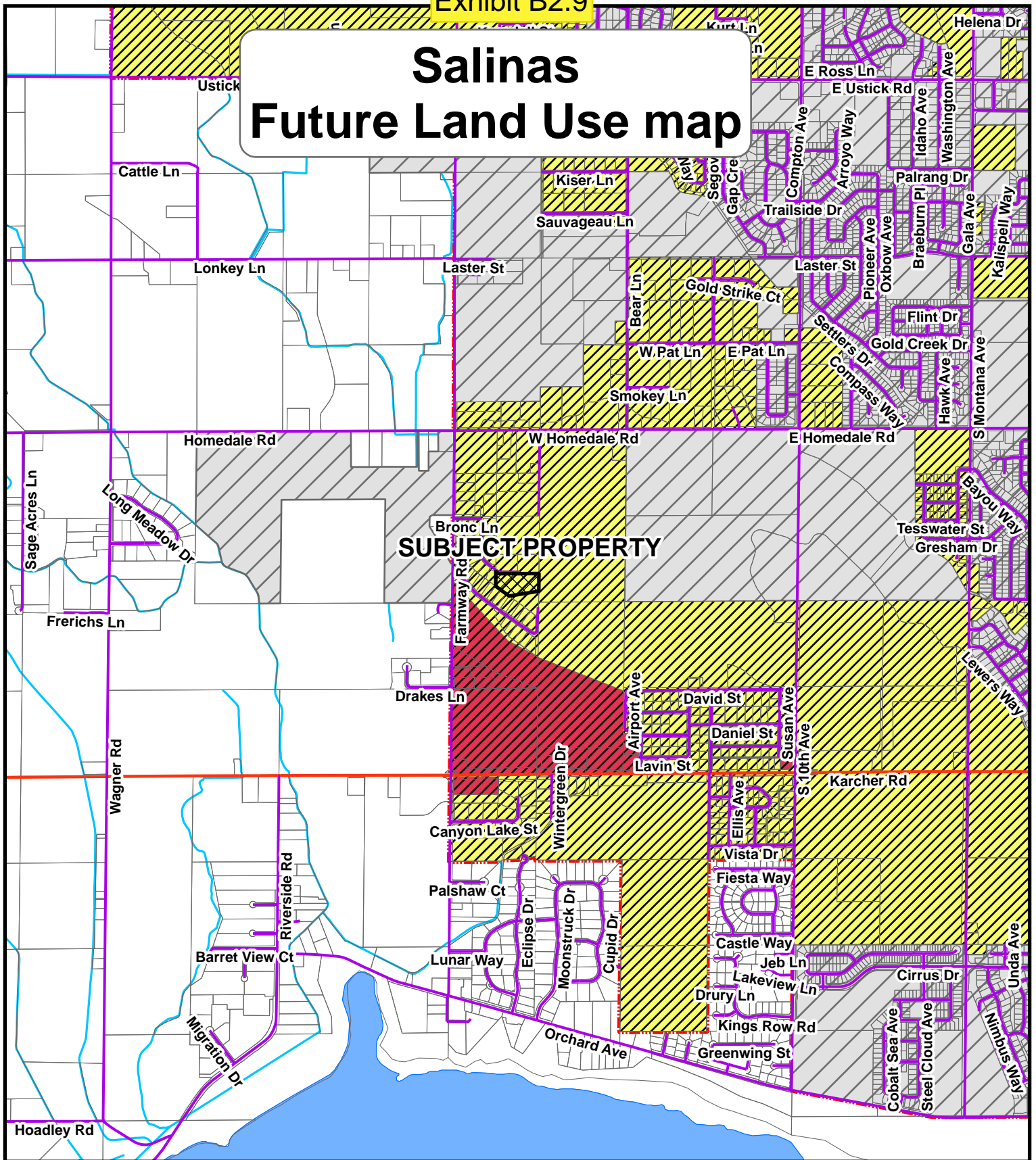
House Hold 2025-2050

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	51 - 150		501 - 750
	151 - 250		751 - 1263



Salinas Future Land Use map

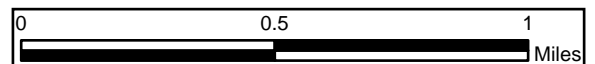
SUBJECT PROPERTY



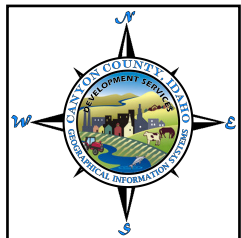
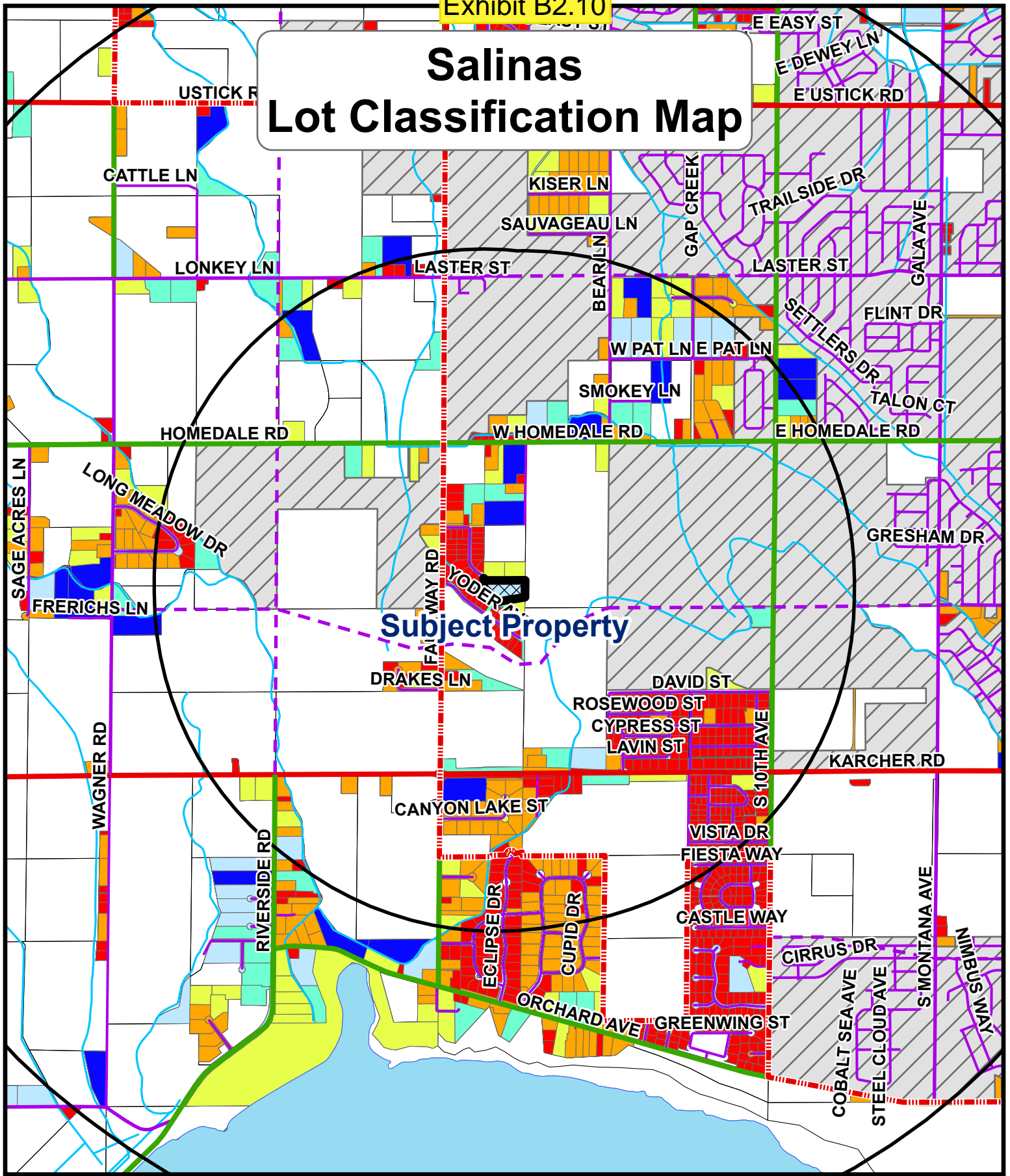
Legend

Future Land Use 2030

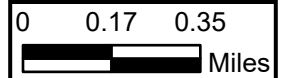
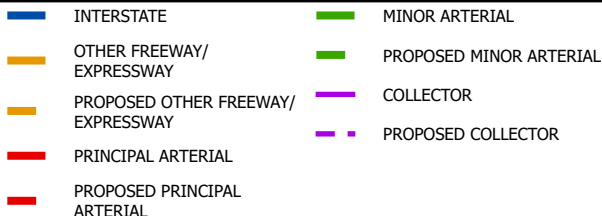
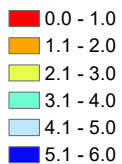
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- INDUSTRIAL
- RESIDENTIAL

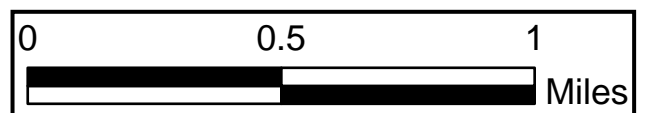
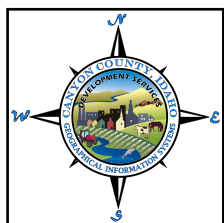


Salinas Lot Classification Map



Lot Size

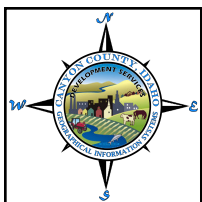
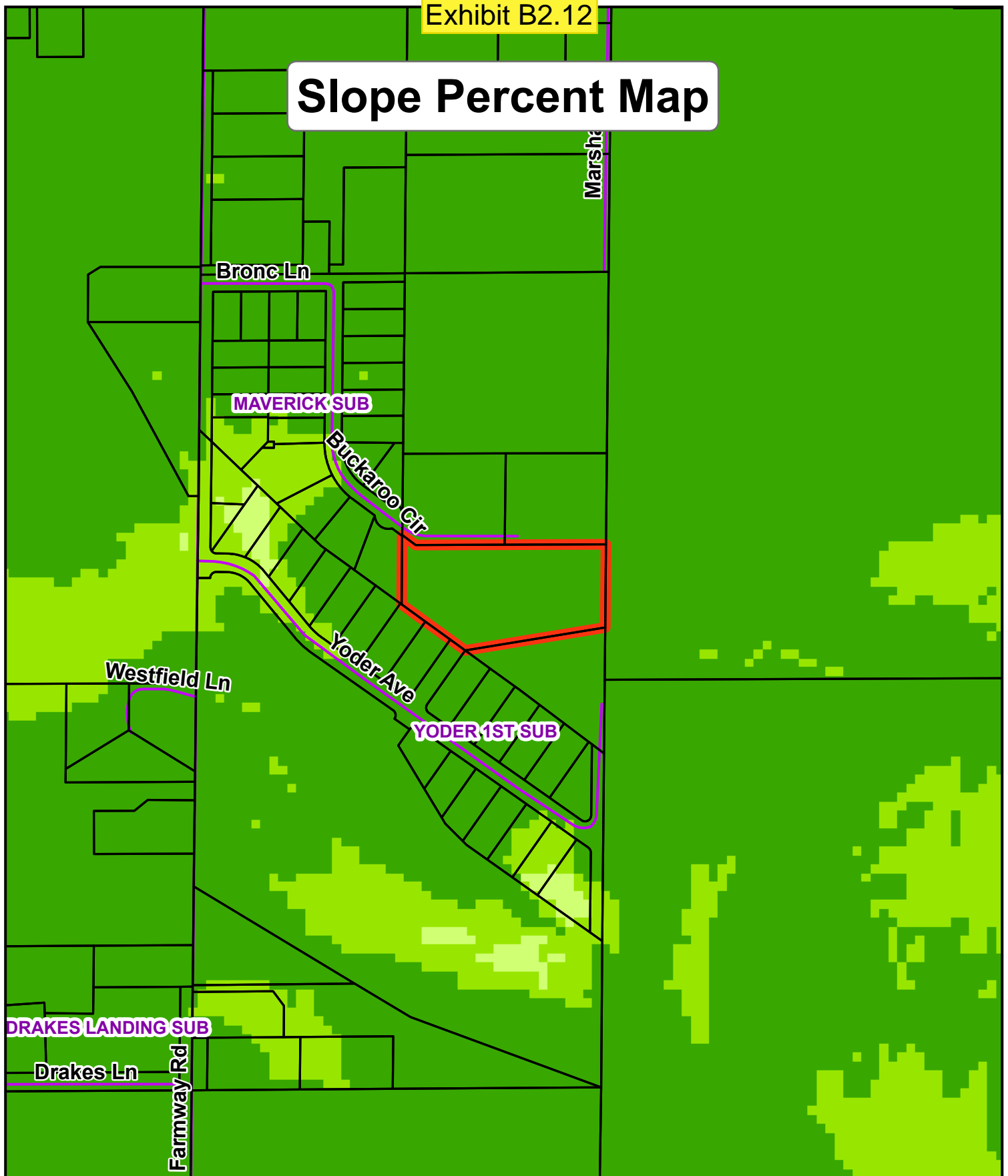




CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2018-0002	Rezone A to CR-C1, CR-C2, CR-R1 & Comp plan change	Karcher Farm, LLC	APPROVED
2	OR2018-0004	AG to RR	Karcher Farm, LLC	APPROVED
3	RZ2022-0007	Rezone AG to CR-C2	Obendorf	APPROVED
4	RZ2021-0035	Rezone AG to C2	Troost Family Living Trust	DENIED

Slope Percent Map



Slope Percent

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

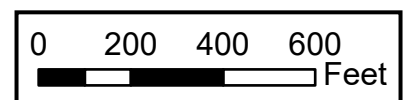


EXHIBIT C

Site Visit Photos: June 9, 2025

Planning & Zoning Commission

Case #: RZ2024-0002

Hearing Date: August 21, 2025

Exhibit C1: Site Photos Taken on June 9, 2025

Image 1 (top left): Bronc Lane showing approach to God's Lane Facing Southeast

Image 2 (top right): Bronc Lane Facing Northeast

Image 3 (bottom left): God's Way Lane Facing Northeast

Image 4 (bottom right): God's Way Lane Facing East



Image 5 (top left): Field Adjacent Residences on Site Facing South

Image 6 (bottom right): Field and Primary Single-Family Residence Facing Northeast

Image 7 (bottom left): Primary Single-Family Residence Facing Northeast

Image 8 (top left): Eastern Boundary of the Property Facing, Showing Fencing, Cows, and Adjacent Farm



Image 9 (left): Facing Northeast on God's Way Lane Showing Adjacent Farms

Image 10 (right): Facing West on God's Way Lane Showing Field and Secondary Residence



Images 11 and 12 (top left and right): Secondary Residence on Site, facing South

Image 13 (bottom left): Facing North on God's Way Lane showing Adjacent Property Owner's Pasture



EXHIBIT D

Agency Comments Received by: August 11, 2025

Planning & Zoning Commission

Case #: RZ2024-0002

Hearing Date: August 21, 2025

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, July 11, 2025 3:20 PM
To: Emily Bunn
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas
Attachments: 15821 Gods Way Ln - Acknowledgement Application.pdf

Hi Emily,

It appears that I may have misplaced the notes, but a pre-development meeting was conducted on 01/08/2024.

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: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, July 11, 2025 7:54 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas

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

Thank you for the information Anthony.

I was also going to ask if you have pre-development notes for this case? I did not receive any in the first email.

Sincerely,



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

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

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

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, July 11, 2025 7:53 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Hi Emily,

Thank you for the clarification and didn't have any additional comments currently.

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: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, July 10, 2025 11:15 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas

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

Hi Anthony,

I am sorry for touching base on this case a couple of months down the road, but I saw you asked if the two (2) single-homes would be part of the proposed divisions, and yes, they would be. Their goal is to divide off one of the houses into a 1-acre lot, have one (1) buildable 1-acre lot, and one (1) 2.5-acre parcel with the other single-family residence. I attached the application with the proposed subdivision boundary (see page 5 of the application).

I wanted to see if you had any more information based on the two (2) single family residences being split off from each other or if the same comments apply?

Sincerely,



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

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

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

Hi Emily,

Request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study must be conducted if the county deems this proposal a subdivision.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Septic systems have not been determined, and test holes have not been conducted for this proposal.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the

surrounding area and the nearby city? **No concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

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

Please let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Friday, April 18, 2025 12:17 PM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>

Subject: Agency Notice for RZ2024-0002 / Salinas

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 19, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date

has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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APPLICATION-Acknowledgement Notice

Receipt No: _____	Date: <u>1/8/24</u>
\$100 Fee: <u>100-</u>	Document No: _____

(Official Use Only)

Parcel #: R3270301080

Acres: _____

Property Address: 15821 Gods Way Ln. City Caldwell Zip Code 83607Legal Description: Township 3N Range 3W Section 9 County CanyonSubdivision: R3270301080 Lot _____ Block _____Applicants Name: Jose D. Rodriguez Email: brodriguez@nnu.eduMailing Address: 15821 Gods Way Ln. Phone #: (208) 739-2812City: Caldwell State: ID. Zip Code: 83607Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____Owners Name: Jose D. RodriguezMailing Address: 15821 Gods Way Ln. Phone #: (208) 739-2812City: Caldwell State: ID. Zip Code: 83607The proposed use will be: ☒ Residential ☐ CommercialIs there an existing structure(s) on this parcel? ☒ Yes ☐ NoIs a Letter of Intended Use provided? ☐ Yes ☒ NoThe proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): _____

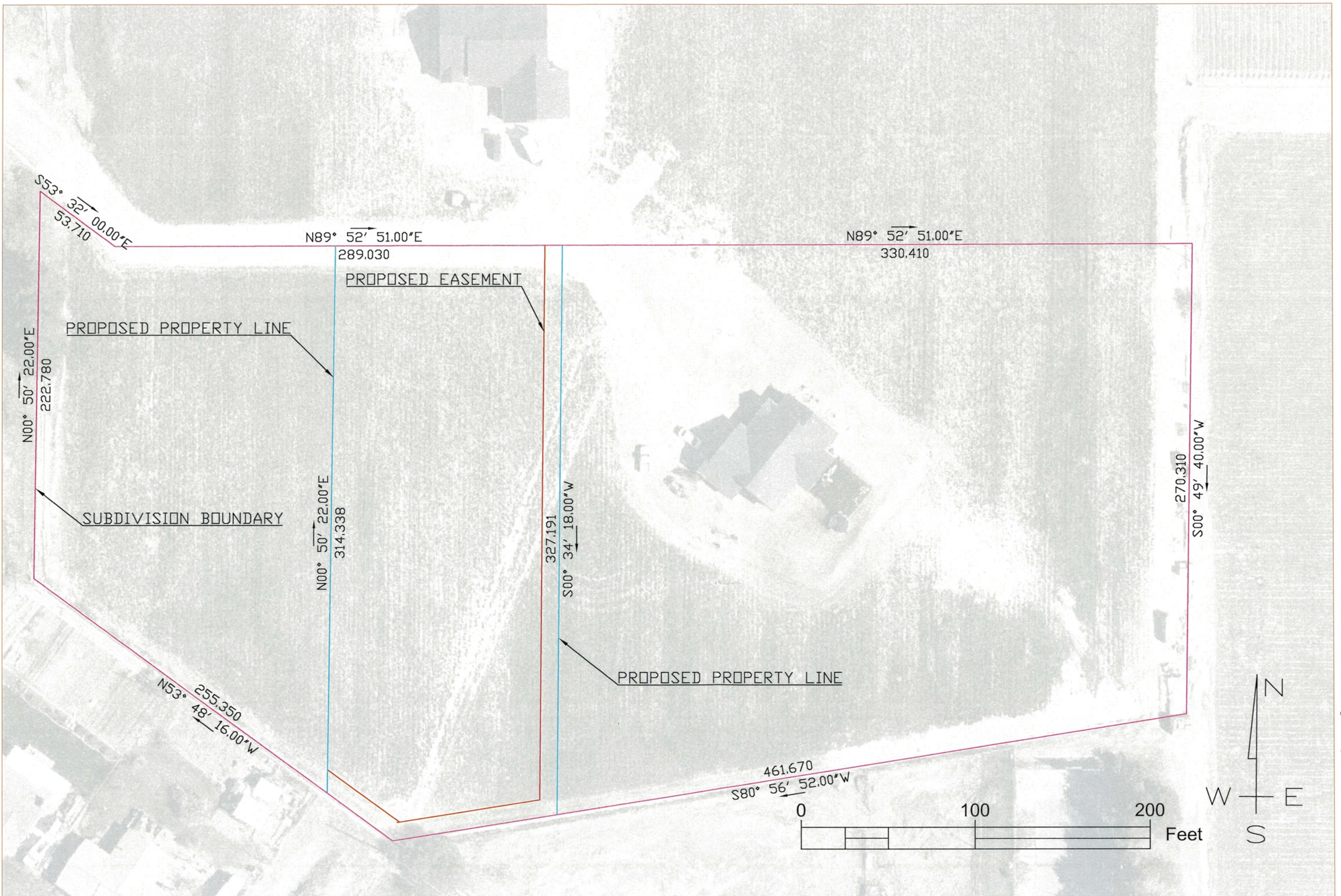
Property is located in: ☐ City ☒ Impact Zone ☒ CountyIs the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ NoWater supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

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

SIGNATURE R. A. SingsDATE: 1/5/2023

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



15821 GODS WAY LN
CALDWELL, ID 83607



JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

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

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

For a list of the City
Council members, visit:
Website
www.cityofcaldwell.org

Exhibit D2

CITY OF *Caldwell, Idaho*

April 21, 2025

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

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

Dear Ms. Bunn,

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

Thank you.

Sincerely,

Joseph Dodson

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

"The Treasure of the Valley"

Emily Bunn

From: Joe Dodson <jdodson@cityofcaldwell.org>
Sent: Monday, July 7, 2025 9:49 AM
To: Emily Bunn
Subject: RE: [External] RE: RZ2024-0002 / Salinas

Hello Emily,

You are welcome!

I believe you mean east of the property based on the location of the two parcel numbers you included below and no, those properties are not yet part of the City nor have any preannexation agreements with us. However, I believe both are no longer owned by family farms and at the southern one has had a discussion or two with the City about developing, Furthermore, Parcel R3266801300 to the west is annexed into the City and is approved as Chickasaw Subdivision, a low-density (approx. 3 du/ac) single-family residential subdivision.

Let me know if you have any other questions! 😊



**** Please note that my schedule allows that I work a half day every Wednesday and am out of the office at 11am. If immediate assistance is needed on Wednesdays following 11am, please reach out to the PZ@cityofcaldwell.org general email. Thank you!**

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, July 7, 2025 9:36 AM
To: Joe Dodson <jdodson@cityofcaldwell.org>
Subject: RE: [External] RE: RZ2024-0002 / Salinas

Hello,

Thank you for the comment letter, very helpful.

Quick question, do the properties located to the west of this property (Parcels R32706 and R32684010) have any applications or pre-annexation agreements with City of Caldwell? I just want to be sure to include that in my staff report so I can add more information related to the character of the area and how it is trending with the City of Caldwell's growth in the area.

Sincerely,



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

Development Services Department (DSD)
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From: Joe Dodson <jdodson@cityofcaldwell.org>
Sent: Monday, April 21, 2025 12:03 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] RE: RZ2024-0002 / Salinas

Hi Emily,

Please see the attached comments from the City of Caldwell on this subject application request.

Best Regards,



**** Please note that my schedule allows that I work a half day every Wednesday and am out of the office at 11am. If immediate assistance is needed on Wednesdays following 11am, please reach out to the PZ@cityofcaldwell.org general email. Thank you!**

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Emily Bunn

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

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

Sincerely,

Carlene Oberg | Administrative Assistant I
Idaho Department of Environmental Quality | Boise Regional Office
1445 North Orchard Street
Boise, Idaho 83706
Office: (208) 373-0550
Email: Carlene.Oberg@deq.idaho.gov
<http://www.deq.idaho.gov/>
Developer. Empathy. Woo-Includer. Belief

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

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

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

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Exhibit D4

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

24 April 2025

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

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

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

RZ2024-0002

W-217-1



Emily Bunn, Planner:

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

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

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager BPBC

tbr/tr

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



Exhibit D5

Lisa Boyd, Superintendent

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

May 8, 2025

Re: RZ2024-0002 / Salinas

Dear Canyon County Planning and Zoning,

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", written in a cursive style.

Joseph Palmer
Assistant Superintendent

Emily Bunn

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

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

Respectfully,

Chris Hopper, P.E.
District Engineer



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



Date 07/10/20205

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

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

Conditions for Canyon County Rural Construction:

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

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

General Requirement:

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

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

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Friday, July 18, 2025 11:04 AM
To: Emily Bunn
Subject: [External] re: Legal Notice RZ2024-0002 / Salinas
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

15821 Gods Way Ln, Caldwell is not in the floodplain, therefore I have no comments.

I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
<https://www.idwr.idaho.gov/floods/>

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 17, 2025 9:50 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'amy@cityofdynamics.net' <amy@cityofdynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'jmckillican@cityofwilder.org' <jmckillican@cityofwilder.org>; 'kbagley@cityofwilder.org' <kbagley@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org' <tejensen@kunaschools.org>; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>;

'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>;
 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>;
 Alan Perry <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>;
 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'Office@KunaFire.com' <Office@KunaFire.com>;
 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com'
 <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>;
 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org'
 <vislas@starfirerescue.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com'
 <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org'
 <prevention@nampafire.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com'
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 <eddy@heritagewifi.com>; 'wfdchief@wilderfire.org' <wfdchief@wilderfire.org>; 'jmaloney@wilderfire.org'
 <jmaloney@wilderfire.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org'
 <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'bobw@gghd3.org'
 <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'eddy@nampahighway1.com'
 <eddy@nampahighway1.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'admin1@kunalibrary.org'
 <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com';
 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com'
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 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>;
 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'
 <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com'
 <developmentreview@blackcanyonirrigation.com>; 'carl@blackcanyonirrigation.com'
 <carl@blackcanyonirrigation.com>; 'dpopoff@rh2.com' <dpopoff@rh2.com>; 'aflavel.bkirrdist@gmail.com'
 <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org'
 <gashley@boiseproject.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'kchamberlain.fcdc@gmail.com'
 <kchamberlain.fcdc@gmail.com>; 'office@idcpas.com' <office@idcpas.com>; 'fcdc1875@gmail.com'
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 <irr.water.3@gmail.com>; 'wilders04@msn.com' <wilders04@msn.com>; 'irrigation.mm.mi@gmail.com'
 <irrigation.mm.mi@gmail.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>;
 'nyirrigation@nyid.org' <nyirrigation@nyid.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>;
 'sheepmama25@gmail.com' <sheepmama25@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>;
 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'Mack@settlersirrigation.org' <Mack@settlersirrigation.org>;
 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>;
 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'wilderirrigation10@gmail.com'
 <wilderirrigation10@gmail.com>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com'
 <bryce@sawtoothlaw.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'scott_sbi@outlook.com'
 <scott_sbi@outlook.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; projectmgr
 <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; testrada@starswd.com;
 'jluacas@achdidaho.org' <jluacas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>;
 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org'
 <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>;
 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3PERMITS@ITD.IDAHO.GOV'
 <ITDD3PERMITS@ITD.IDAHO.GOV>; 'Airport.Planning@itd.idaho.gov' <Airport.Planning@itd.idaho.gov>;
 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; 'smm5156@gmail.com'
 <smm5156@gmail.com>; 'deb0815@yahoo.com' <deb0815@yahoo.com>; 'kunacemetery@gmail.com'
 <kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>; 'melbacemetery@gmail.com'
 <melbacemetery@gmail.com>; 'middletoncemdist13@gmail.com' <middletoncemdist13@gmail.com>;
 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com' <prchuston@gmail.com>; Brian
 Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf
 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>;
 'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar

<Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Chelsee Boehm <Chelsee.Boehm@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders <jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>; Tricia Canaday <Tricia.Canaday@ishs.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Patricia Hoffman <Patricia.Hoffman@ishs.idaho.gov>; Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>; Laura Johnson <Laura.Johnson@ISDA.IDAHO.GOV>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'shawn.cafferty@usda.gov' <shawn.cafferty@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov' <Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov' <Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>; 'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'news@kboi2.com' <news@kboi2.com>; 'news@kivitv.com' <news@kivitv.com>; 'ktvbnews@ktvb.com' <ktvbnews@ktvb.com>; '670@kboi.com' <670@kboi.com>; Newsroom <newsroom@idahopress.com>; 'm MiddletonExpress1@gmail.com' <m MiddletonExpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice RZ2024-0002 / Salinas

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Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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Emily Bunn

From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Monday, July 28, 2025 4:14 PM
To: Emily Bunn
Subject: [External] RE: Legal Notice RZ2024-0002 / Salinas

Emily – Nampa Planning and Zoning has no comments about this proposal as it is not in the Nampa Impact Area. Thank you - Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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[Citizen's Guide to Planning](#) - Learn More About Planning!

NAMPAReady

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 17, 2025 9:50 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'amy@cityofcaldwell.org' <amy@cityofcaldwell.org>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'jmckillican@cityofwilder.org' <jmckillican@cityofwilder.org>; 'kbagley@cityofwilder.org' <kbagley@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org' <tejensen@kunaschools.org>; 'nstewart@marsinghschools.org' <nstewart@marsinghschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; lisa.boyd <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'Office@KunaFire.com' <Office@KunaFire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov'

<kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org' <vislas@starfirerescue.org>;
 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; Ron
 Johnson <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'Jeff@parmafire.us'
 <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com' <ParmaRuralFire@gmail.com>; 'permits@starfirerescue.org'
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 'lizardbuttelibrary@yahoo.com' <lizardbuttelibrary@yahoo.com>; 'brandy.walker@centurylink.com'
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 <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com'
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 <gashley@boiseproject.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'kchamberlain.fcdc@gmail.com'
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 'nyirrigation@nyid.org' <nyirrigation@nyid.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>;
 'sheepmama25@gmail.com' <sheepmama25@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>;
 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'Mack@settlersirrigation.org' <Mack@settlersirrigation.org>;
 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; 'mitch.kiester@phd3.idaho.gov'
 <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>;
 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>;
 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>;
 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>;
 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>;
 'testrada@starswd.com' <testrada@starswd.com>; 'jlucas@achdidaho.org' <jlucas@achdidaho.org>;
 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>;
 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov'
 <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>;
 'ITDD3PERMITS@ITD.IDAHO.GOV' <ITDD3PERMITS@ITD.IDAHO.GOV>; 'Airport.Planning@itd.idaho.gov'
 <Airport.Planning@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>;
 'smm5156@gmail.com' <smm5156@gmail.com>; 'deb0815@yahoo.com' <deb0815@yahoo.com>;
 'kunacemetery@gmail.com' <kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>;
 'melbacemetery@gmail.com' <melbacemetery@gmail.com>; 'middletoncemdist13@gmail.com'
 <middletoncemdist13@gmail.com>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com'
 <prchuston@gmail.com>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf
 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>;
 'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar
 <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby
 <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted
 <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little
 <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website
 <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com'
 <roger@amgidaho.com>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Chelsea Boehm

<Chelsee.Boehm@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders <jlundrs@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'kenny.huston@oer.idaho.gov' <kenny.huston@oer.idaho.gov>; 'Brenna.Garro@oer.idaho.gov' <Brenna.Garro@oer.idaho.gov>; 'peter.jackson@idwr.idaho.gov' <peter.jackson@idwr.idaho.gov>; 'maureen.oshea@idwr.idaho.gov' <maureen.oshea@idwr.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>; 'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>; 'dan.everhart@ishs.idaho.gov' <dan.everhart@ishs.idaho.gov>; 'patricia.hoffman@ishs.idaho.gov' <patricia.hoffman@ishs.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'shawn.cafferty@usda.gov' <shawn.cafferty@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov' <Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov' <Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>; 'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Media - KBOI TV News <news@kboi2.com>; Media - KIVI News <news@kivitv.com>; Media - KTVB News <ktvbnews@ktvb.com>; Media - KBOI Radio News <670@kboi.com>; Media - IPT Newsroom <newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice RZ2024-0002 / Salinas

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Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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