



Board of Canyon County Commissioners
Hearing Date: December 5, 2025
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

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

P&Z RECOMMENDATION: Denial

SUMMARY:

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 Planning & Zoning Commission heard the case at a public hearing held on August 21, 2025. After deliberation the Planning & Zoning Commission recommended denial of the request (**Exhibits 1 & 2**).

The Planning and Zoning Staff Report Packet dated August 21, 2025, and all supporting materials are contained in **Exhibit 3**. Any additional agency comments received for the subject public hearing may be found in **Exhibit 4**. No public comments were received for the subject public hearing. Any additional supporting documentation provided by the applicant to be considered by the Board of Canyon County Commissioners may be found in **Exhibit 5**.

EXHIBITS:

1. **Planning and Zoning Commission Findings of Fact, Conclusions of Law, and Order (FCOs); Dated: September 4, 2025**
2. **Planning and Zoning Commission Minutes from August 21, 2025 Public Hearing; Dated October 16, 2025**
3. **Planning and Zoning Staff Report Packet Dated: August 21, 2025**
 - 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

4. Agency Comments Received by November 25, 2025

- a. Caldwell Rural Fire Protection District Response Time Comment; Received August 19, 2025
- b. Canyon County Ambulance District Response Time Comment; Received August 19, 2025
- c. City of Caldwell, Received: November 4, 2025

5. Additional Supporting Documents Received by November 25, 2025

- a. Site Plan Sent in By Applicant with Approximate Locations of Septic Tanks and Drainfields; Received August 12, 2025
- b. Applicant Presentation for BOCC Hearing; Received November 25, 2025
- c. Applicant Site Plan Showing Separation Distances from Wells, Drainfields, and Septic Tanks; Received November 25, 2025
- d. Applicant Site Plan Showing Building Setbacks and Easements; Received November 25, 2025

EXHIBIT 1

P&Z Signed FCOs Dated September 4, 2025

Board of Canyon County Commissioners

Case # RZ2024-0002

Hearing Date: December 5 2025



PLANNING OR ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
BreAnn Salinas – RZ2024-0002

The Canyon County Planning and Zoning Commission considers the following:

1. A zoning map amendment (rezone) of approximately 4.50 acres from the “R-R” (Rural Residential) zone to the “R-1” (Single-Family Residential) zone.
2. The subject property is located at 15821 Gods Way Lane, 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.

Summary of the Record

1. The record is comprised of the following:
 - A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2024-0002.
 1. All stated exhibits are located in the Planning and Zoning Commission staff report, dated August 21, 2025.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), Canyon County Code §09-01-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
 - a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County’s hearing procedures, adopted per Idaho Code §67-6534, require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(l).

The application, RZ2024-0002, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 21, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, the Planning and Zoning Commission decides as follows:

ZONING AMENDMENT CRITERIA – CCCO §07-06-05(1)

A. Is the proposed zone change generally consistent with the comprehensive plan?

Conclusion: The proposed zoning map amendment is generally consistent with the 2030 Comprehensive Plan.

- Findings:**
- (1) 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 promote compatibility with the existing agricultural activity” (Page 25, 2030 Comprehensive Plan).
 - (2) 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 (**Staff Report Exhibit D2**).
 - (3) The request aligns with the following goals and policies of the 2030 Comprehensive Plan:
 - **Property Rights G1.01.00:** “Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.”
 - **Property Rights P1.01.01:** “No person shall be deprived of private property without due process of law.”
 - **Property Rights P1.1.03:** “Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.”
 - **Population P2.01.01:** “Plan for anticipated population and households that the community can support with adequate services and amenities.”
 - **Population G2.02.00:** “Promote housing, business, and service types needed to meet the demand of the future existing population.”
 - **Land Use and Community Design P4.04.04:** “Maintain a balance between residential growth and agriculture that protects the rural character.”
 - **Land Use and Community Design P4.01.02:** “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.”
 - **Land Use and Community Design G4.03.00:** “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.”
 - **Land Use and Community Design P4.03.02:** “Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.”
 - **Land Use and Community Design G4.04.00:** “Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County’s agricultural and rural character.”
 - **Land Use and Community Design P4.07.01:** “Plan land uses that are compatible with the surrounding community.”
 - **Housing G11.1.00:** “Encourage opportunities for a diversity of housing choices in the County.”
 - **Housing G11.02.00:** “Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources.”

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

Conclusion: In consideration of the surrounding land uses, the proposed zoning map amendment to “Single Family Residential (R-1)” is not more appropriate than the current zoning designation of “Rural Residential (R-R).”

- Findings:**
- (1) To the west, south, east, and north, there are productive agricultural fields and homesites. The average lot size within 600 feet of the property is 4.54 acres in size. There are some residential subdivisions found immediately to the northwest and south of the property, and the City of Caldwell has several subdivisions in platting or have been approved by the City within 1-mile of the property, which demonstrates this area is a transition area between agriculture and residential land uses (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). The Commission finds that Rural Residential (R-R) is the appropriate transition between high-density residential and agricultural uses, as it allows larger lot sizes between agricultural and urban areas that the Single-Family Residential (R-1) zone does not provide.
 - (2) Since the approval of a conditional rezone to the R-1 zone in 2019, further south of the subject property (CR2018-0002), there have not been any Canyon County land use decisions that demonstrate this type of residential growth is occurring in the immediate area (**Staff Report Exhibit B2.11**). Additionally, without a condition restricting the applicant to their proposed site plan, the R-1 zone allows one-acre lot sizes (or 12,000 square feet lot sizes if connected to city services), which would allow higher density in a transitioning area that is not compatible with the surrounding land uses.
 - (3) The Commission finds that without conditions limiting the number of lots and restricting secondary residences to better fit the transitioning area, future development should be annexed into the City of Caldwell and connect to city services when available.
 - (4) See Analysis for 07-06-05(1)C & D, of this document for additional review.

C. Is the proposed zoning map amendment compatible with surrounding land uses?

Conclusion: The proposed zoning map amendment from Rural Residential (R-R) to Single-Family Residential (R-1) is not compatible with the surrounding land uses in this area.

- Findings:**
- (1) Pursuant to CCCO §07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere with 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.
 - a. The surrounding area is a transition area between agriculture and residential. 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 (**Staff Report Exhibits B2.1, B2.3, and B2.6**).
 - b. Since 2019, there have not been any Canyon County land use decisions that demonstrate the R-1 density growth is occurring in the immediate area (**Staff Report Exhibit B2.11**). Additionally, without a condition restricting the applicant to their proposed site plan, the R-1 zone allows one-acre lot sizes (or 12,000 square feet lot sizes if connected to city services), which would allow higher density in a transitioning area that is not compatible with the surrounding land uses (**Staff Report Exhibits B2.1, B2.3, and B2.6**).
 - c. Due to the area surrounding the subject property being in transition between high-density residential and agricultural, the Commission finds the current zoning district of Rural Residential (R-R) is more compatible as it is meant to provide "...rural transitional areas to create a boundary between agricultural and urban areas." (Canyon County's Comprehensive Plan for 2030, Page 26).

- (2) See Analysis for 07-06-05(1)B & D, of this document for additional review.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed rezone will not negatively affect the character of the area. Any proposed measures to mitigate impacts are detailed below.

- Findings:**
- (1) 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 been approved by the City, which will further trend this area towards being residential (**Staff Report Exhibits B2.1, B2.3, B2.6, and D2.1**).
 - (2) 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 (**Staff Report Exhibit D2**).
 - (3) 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. For example, the applicant states they will be limited to creating the three (3) proposed lots due to the septic tank and drain field placement of the single-family residence on the east side of the property (**Staff Report Exhibit A8**). 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.
 - (4) See Analysis for 07-06-05(1)B & C, of this document for additional review.
 - (5) Notice of the public hearing was provided per CCCO §07-05-01. No comments were received from property owners within 600 feet. Affected agency comments do not oppose the request zoning map amendment or find the request to negatively impact the area (**Staff Report Exhibit D**).

E. Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed zoning map amendment?

Conclusion: The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed rezone based on the analysis contained herein.

- Findings:**
- (1) Individual wells are requested to be used by each lot per the letter of intent and land use worksheet (**Staff Report 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 four (4) residential dwellings if secondary residences are added to each future proposed lot). Future development shall comply with IDWR standards at that time. Per the Nitrate Priority Well Map, there are three (3) wells with high nitrates north of the property (**Staff Report Exhibit B2.7**).
 - (2) Drainage appears not to be affected by this application, as stormwater drainage is currently retained by burrow ditches (**Staff Report Exhibit A3**). The Boise Project Board of Control states that storm drainage and/or street runoff must be retained on site (**Staff Report Exhibit D4**).
 - (3) The parcel is served by the Boise Project Board of Control/Wilder Irrigation District. 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 (**Staff Report Exhibit D4**).

- (4) 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 the district stated that the water shares rights for the property would be divided between the lots once the subdivision plat is complete. On a phone call with staff, Wilder Irrigation District confirmed this is how they would divide the water rights between the parcels (**Staff Report Exhibit A9**). 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" (**Staff Report Exhibit A10**).
- (5) 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.
- (6) Notice of the public hearing was provided per CCCO §07-05-01. No comments were received from property owners within 600 feet. Affected agency comments do not oppose the requested zoning map amendment or find the request to negatively impact the area (**Staff Report Exhibit D**).

F. Does legal access to the subject property for the zoning map amendment exist, or will it exist at the time of development?

Conclusion: The subject property does have legal access for the rezone and will exist at the time of the development.

- Findings:**
- (1) In 2020, the property owner created the private road, God's Way Lane, to serve three (3) parcels created by the administrative land division process (AD2020-0011/RD2020-0004). This private road provides access from Bronc Lane and Buckaroo Circle (both public roads). See **Staff Report Exhibit A6** for easement legal description and **Staff Report Exhibit A10.1** for the recorded Road User's Maintenance Agreement for the private road.
 - (2) Notice of the public hearing was provided per CCCO §07-05-01. No comments were received from property owners within 600 feet. Affected agency comments do not oppose the requested zoning map amendment or find the request to negatively impact the area (**Staff Report Exhibit D**).

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?

Conclusion: 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 (**Staff Report Exhibit D6**).

- Findings:**
- (1) 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 **Staff Report 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 (**Staff Report Exhibit A10.1**). See Analysis for 07-06-07(6)A6, of this document for additional review.
 - (2) Notice of the public hearing was provided per CCCO §07-05-01. No comments were received from property owners within 600 feet. Affected agency comments do not oppose the requested

zoning map amendment or find the request to negatively impact the area (**Staff Report Exhibit D**).

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?

Conclusion: 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.

Findings:

- (1) 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 due to its small size (**Staff Report Exhibit D5**).
- (2) 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.
- (3) 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 unless in writing from the Fire Department (**Staff Report Exhibit D7**). The response time for the closest fire station (724 E. Ustick Rd. Caldwell, ID) is approximately 9 minutes pending total call volume.
- (4) Canyon County's Paramedics EMT are required to provide services to Parcel R32703010B. Estimated response times from the three (3) closest EMS stations are 6.5 minutes from Station M51, 12.58 minutes from Station M52, and 13.3 minutes from Station M43. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.
- (5) Notice of the public hearing was provided per CCCO §07-05-01. No comments were received from property owners within 600 feet. Affected agency comments do not oppose the requested zoning map amendment or find the request to negatively impact the area (**Staff Report Exhibit D**).

Canyon County Code §09-01-25 AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Caldwell Area of City Impact. A notice was sent to the City of Caldwell per Canyon County Code Section 09-01-25. The City of Caldwell does not oppose the request.

Findings:

- (1) 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 (**Staff Report Exhibit D2**).

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #RZ2024-0002, a zoning map amendment of Parcel R32703010B from the Rural Residential (R-R) zone to the Single-Family Residential (R-1) zone.

For denial:

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Submit a conditional rezone to "R-1" with conditions restricting development to no more than three (3) lots and prohibiting secondary residences.
2. Connect to city services and/or annex into the City of Caldwell when this becomes available to the subject property.

DATED this 4 day of September, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 4th day of September in the year 2025, before me CAITLIN ROSS, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT 2

Planning and Zoning Commission Minutes from August 21, 2025 Public Hearing

Board of Canyon County Commissioners

Case # RZ2024-0002

Hearing Date: December 5, 2025



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, August 21, 2025
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Deb Root, Principal Planner
Michelle Barron, Principal Planner
Arbay Mberwa, Associate Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:31 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. Case No. SD2024-0011 – Gilbert Subdivision: Approve FCO's

B. Case No. CR2025-0005 – Deschutes Investments: Approve FCO's

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Planning Supervisor Dan Lister suggested moving Item 2C ahead of Item 2D due to the amount of people present for Item 2C.

Motion: Commissioner Sheets moved to adjust the Consent Agenda to move item 2C to Item 2D, seconded by Commissioner Mathews. Voice vote, motion carried.

Item 2A:

Case No. CU2025-0006 – McCracken: The applicant Jacob McCracken, is requesting a conditional use permit to operate a kennel with no more than 22 dogs for the purposes of boarding and training dogs, on parcel R28648011 on approximately 5.01-acres in the "A" (Agricultural) zone. The subject property, R28648011 is currently located at 8481 Tincup Lane, Melba Idaho.

Chairman Sturgill affirmed the applicant to testify.

Jacob McCracken – (Applicant) IN FAVOR – 8481 Tincup Lane, Melba, ID 83641

Mr. McCracken explained the intent of his application, to operate a bird dog training facility and kennel for pointing dogs. The operation will run the hunting season from February through September. There would be a maximum of 15 dogs, although there is space for 22. Mr. McCracken stated this would be an income for his family, as well as a teaching opportunity for his children.

Commissioner Nevill confirmed the applicant is in agreement with all 15 conditions of approval.

Chairman Sturgill asked for clarification on the notes regarding a septic system not being feasible yet. Mr. McCracken clarified that a percolation test will determine if it is feasible. There are alternative waste management systems that SWDH recommended in the event a septic system is not approved. Chairman Sturgill inquired about sound baffles and bark collars. Mr. McCracken stated he is not comfortable with bark collars, but is in the process of putting sound baffles of all four 60-foot walls, pending approval of this application.

Commissioner Mathews confirmed the road to the property is a private road with a road user's maintenance agreement, and expressed concerns about traffic. Mr. McCracken assured the Commission he does not expect all owners for all dogs to be on his property at once, and there should be minimal impact.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on condition 14 and why it is stated that the sale of dog food shall be accessory. Planner Mberwa stated the sale of dog food, apparels and other accessories is going to be an accessory use to the kennel, while training dogs is the primary function. Commissioner Nevill confirmed the approval of this conditional use permit will remedy the current code enforcement violation. Commissioner Nevill inquired about the surface water and irrigation facilities. Planner Mberwa clarified there are no channels or ditches running through for irrigation, but there is surface water available.

Chairman Sturgill confirmed there is no limit on the number of dogs allowed for a CUP, but a limit could be added as a condition of approval. Chairman Sturgill also asked if condition 8 could be modified regarding a septic system and solid waste removal, to which Planner Mberwa did not object.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jerry Sword – IN OPPOSITION – 258 Hill Rd, Melba, ID 83641

Mr. Sword expressed concerns regarding the dogs barking and disrupting the quietness in the country.

Commissioner Sheets asked if the dogs were inside or outside when they were barking. Mr. Sword state they were inside, but it was so loud that a holding a normal conversation wasn't feasible.

Commissioner Nevill asked how long the applicant has been operation, to which Mr. Sword estimated about a year or longer.

Chairman Sturgill asked Mr. Sword to point out his property compared to the subject property, which is about a ¼ mile away.

Jacob McCracken – (Applicant) REBUTTAL – 8481 Tincup Lane, Melba, ID 83641

Mr. McCracken admitted to wanting to move to the country to not have to go through the steps of being able to operate this business, as well as the realtor stating a permit wouldn't be necessary, and wasn't aware a permit was necessary until receiving the letter. Mr. McCracken also addressed the noise, stating the dogs don't bark consistently, only for a small amount of time depending on feeding times, training, etc. He has spray foam that helps alleviate the noise.

Commissioner Nevill asked how long the applicant has been operating. Mr. McCracken stated from February to September of the year prior, and confirmed he is currently not operation so any barking would be from his own dogs.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0006, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Mathews commended the applicant for taking the actions to be a good and considerate neighbor, so is in favor of this application.

Commissioner Sheets agreed, stating there are enough conditions to mitigate any issues.

Commissioner Nevill commented he was not in favor of using conditional use permits to fix code violations. He acknowledged the work that has gone into this application, but he believes this would be violating the neighbor's property rights, so is not in favor.

Chairman Sturgill appreciates the soundproofing measures and believes it has helped to mitigate the noise.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0006, amending condition 8a regarding an animal only septic system and solid waste. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 3 in favor, 1 opposed, motion passes.

Item 2B:

Case No. SD2021-0029 – Ranch El Lucerito: The applicant, Refugio Vidales, represented by Riveridge Engineering, is requesting approval of a Preliminary Plat, Irrigation and Drainage Plan for Ranch El Lucerito. The 20.3-acre development consists of three (3) residential lots, a private road lot, and one (1) restricted agricultural lot (14 acres) in accordance with Development Agreement #19-128 recorded as instrument #2019-041248. The subject property is conditionally rezoned RR (Rural Residential) and is located at 20298 Lonkey Lane, Caldwell, also referenced as Parcels R33161 and R33161011. The private road will be subject to a road user's maintenance agreement between all the parcels that will take access from it and the adjacent parcel R33161010A.

Chairman Sturgill affirmed the applicant to testify.

Jared Burgess – (Representative) IN FAVOR – 2477 N Vista Ave, Boise, ID 83705

Mr. Burgess explained this project is going to be a subdivision of an existing property to allow for two additional homes to be built for other members of the family. There will be wells for water for domestic use and the property has water rights. The existing or the proposed access road will additionally provide access to the lot to the east, and the entries for Lonkey Lane will be shifted to that access road, which should help mitigate any traffic concerns. Per requirements of the highway district, the initial portion of the road up to the right of way will be paved. Mr. Burgess stated that occupancy would be contingent on septic systems being approved by Southwest District Health.

Commissioner Sheets asked how the property owner to the east will be affected regarding the access road. Mr. Burgess explained there is a maintenance agreement with that property owner and an easement.

Commissioner Nevill asked if the nine conditions of approval were acceptable. Mr. Burgess stated they are reasonable. Commissioner Nevill confirmed the cul-de-sac at the end of the access road is a fire turnaround, and further inquired on the maintenance agreement. Mr. Burgess clarified that the maintenance agreement will already be in place, and the new lots would be subject to that agreement as part of the agreement of the development.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Commissioner Sheets confirmed this preliminary plat is in compliance with the development agreement.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Isaac Starbuck – IN NEUTRAL – 21739 Lonkey Ln, Caldwell, ID 83607

Mr. Starbuck expressed concerns regarding additional traffic and low visibility around the proposed access, creating a dangerous intersection. He testified having to slam on his brakes to avoid hitting someone pulling onto Lonkey Lane due to what he suspected was due to the low visibility.

Commissioner Sheets asked if there was an alternative suggestion for an access, and Mr. Starbuck stated the canal bank on the west side of the property, although there would be an incline to go up the bank, would be the only other option.

Chairman Sturgill suggested reducing the speed limit, to which Mr. Starbuck agreed would help.

Commissioner Nevill asked for further clarification on the proposed access. Mr. Starbuck explained traffic coming from the east on Lonkey Lane would be coming down a hill, and there are obstructions preventing clear visibility to anyone wanting to turn onto Lonkey Lane.

Commissioner Nevill questioned the planner about the approved access and any requirements for aprons. Planner Barron confirmed a paved apron is a requirement. She also clarified the Deer Flat Low Line Canal is a federal easement so would not be available as an alternative option for an access. There was discussion on maintenance of shrubs, trees, etc. falling on the landowner.

Jared Burgess – (Representative) REBUTTAL – 2477 N Vista Ave, Boise, ID 83705

Mr. Burgess addressed the concerns from testimony, explaining the standard requirements under the approach under the Golden Gate Highway District No. 4 is there must be adequate site triangles; therefore, any obstructions would need to be addressed to bring the area into compliance.

Commissioner Nevill confirmed that the applicant would be responsible in removing any obstructions. Mr. Burgess explained the requirements show anything within the site triangle cannot be above certain heights or within obstructing view.

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2021-0029, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets does not have any concerns, explaining this is a preliminary plat; therefore, there are limits on the location of the access.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. SD2021-0029 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2D:

Case No. RZ2024-0002 – Salinas: The property owner, Jose Rodriguez, represented by BreAnn Salinas, is requesting a rezone of approximately 4.50 acres from the “RR” (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.

Chairman Sturgill called the applicant to testify.

Jose Rodriguez – (Applicant) IN FAVOR – 15821 Gods Way Ln, Caldwell, ID 83607

Mr. Rodriguez is requesting to rezone his property to split into three lots, adding a 1-acre lot between the two existing houses that will each be on their own lot. There is a road maintenance agreement and the irrigation will be flood irrigation. Each home will have its own well and septic.

Commissioner Nevill asked for clarification on the splits, and confirmed Southwest District Health has verified a well and a septic can be in place for each lot.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Commissioner Sheets asked how far the proposed rezone property is from city services. Planning Supervisor Lister stated he is unsure due to improvements in the area, but the nearest touch to the City of Caldwell is about 600 feet west of the subject property. Commissioner Sheets confirmed that there would be secondary dwellings allowed as is as this is a straight rezone. Planning Supervisor Lister clarified if the Commission wanted conditions as part of this rezone, they would have to recommend denial then state the conditions they want to add.

Commissioner Nevill requested clarification on the secondary dwellings. Planning Supervisor explained the second house that is currently there, which already has its own utilities, would become a primary residence after the rezone and division process, which would then allow a secondary dwelling on each lot as well. There was further discussion on each lot having the potential for primary and secondary dwellings.

Chairman Sturgill asked what conditions staff would recommend if this was a conditional rezone. Planning Supervisor Lister suggested limiting the parcel to a conceptual plan, limiting it to the three lot split, and placing a condition prohibiting secondary dwellings if felt inadequate.

Jose Rodriguez – (Applicant) REBUTTAL – 15821 Gods Way Ln, Caldwell, ID 83607

Mr. Rodriguez emphasized this plan fits the area and city services are far away. He explained the homes are intended for family and not for resale.

Commissioner Sheets confirmed the applicant applied for the rezone from agricultural to rural residential.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2024-0002, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Nevill is not in favor of this application without the ability to place conditions.

Commissioner Sheets reviewed the criteria. In regards to criteria 5, the proposed zone is not more appropriate than the current zoning. The applicant could either annex into the city when city services are available, or apply for a conditional rezone. Commissioner Sheets also noted the original rezone was within the past six years, which shows how much the area has changed. The applicant originally applied for rural residential.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2024-0002 to the Board of County Commissioners, finding that the application does not meet criteria. Seconded by Commissioner Nevill.

Discussion on Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:

Case Nos. OR2022-0002 and RZ2022-0002 – Christensen: The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from **'Agriculture' to 'Residential'** and concurrently requesting a Conditional Rezone from an **"A" (Agricultural) zone to an "CR-R1" (Single Family Residential)** zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as parcels R36525 and R36523, R33209, and R33210. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater.

Commissioner Nevill recused due to being the president of the Snake River Canyon Scenic Byway and supporting their final opinion and action of this application.

Chairman Sturgill called the applicant to testify.

Todd Lakey – (Representative) IN FAVOR – 12905 Venezia Ct, Nampa, ID 83651

Mr. Lakey started by noting this is a project that is compatible with the area. With it being on an island amid viable farm ground, it is contiguous to a pattern of non-residential and rural estate residential uses and zoning in the immediate areas surrounding the Timber Stone Golf Course. Community or municipal services from the city of Greenleaf will be utilized on this project and the conditions of approval will mitigate potential impacts. The applicant recognizes that there are agricultural uses in the area, but this is the right site in the right location to achieve the land use balance that is envisioned by the comprehensive plan. The subject property is adjacent to the Williamson's property. Mr. Lakey continued to explain that there are existing residential and non-agricultural uses in the immediate area and contiguous to this property, and further explained the topography and characteristics of the area, claiming it is not prime or viable farm ground. This property is in the nitrate priority area and a municipal or public system for water will be utilized. All requirements and conditions from agencies will be met, and there is no significant impact to agencies, schools, police and fire. Mr. Lakey is requesting approval for this application.

Commissioner Sheets asked about the water rights associated with the property. Mr. Lakey explained there were not any water rights granted with the Indart property; however, they have been operating the feedlot for a long time. There is enough water rights to adequately irrigate 21 acres, not 73 acres. Commissioner Sheets confirmed that the testimony of the density of this request is appropriate because it is close to subdivision projects that have already been approved and its proximity to the golf course.

Commissioner Mathews inquired on the history of this property. Mr. Lakey argued agricultural is the default zone in the county, and although there is a history of the property being farmed, there have been many unsuccessful efforts to keep it farmed. Commissioner Mathews expressed the desire of a TIS prior to the hearing, and asked what the limit is on these types of proposals as there are a lot of small businesses that rely on the agriculture. Mr. Lakey stated the TIS would not be required until the preliminary plat stage, adding that as a condition of approval from the highway district. He continued to argue the land use balance this application is attempting to capture, and insisted on this property having non-prime agricultural ground. He believes this matches the character of the area. Commissioner Mathews asked what the plan was to mitigate the traffic concerns, especially during harvest season. Mr. Lakey stated they would comply with the highway districts requirements.

Chairman Sturgill asked what the estimated completion date for the TIS was, to which Mr. Lakey deferred that question to the engineer. Chairman Sturgill asked if Mr. Lakey's firm has any involvement with the ongoing development on the Williamson property. Mr. Lakey admitted the Williamson's are clients of his.

Principal Planner Deb Root reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tanya Orton – IN FAVOR – 17338 Sunnydale Pl, Caldwell, ID 83607

Ms. Orton shared that her favorite thing about growing in Canyon County is growing families, and families need places to live, and she believes there are not enough homes to move to. As a nurse, she has seen the cases and concerns regarding high nitrates in the septic and water, which is why the owner of the subject property wants to do a community system. This increase in homes will also increase the tax base, which will help with the schools growing and improvements for the roads. Although Homedale stated buses don't like to enter subdivisions, the owner is willing to work with the schools and bus companies to accommodate the condition for a bus stop. Ms. Orton would also like to see secondary dwellings as an option.

Brent Orton – IN FAVOR – 17338 Sunnydale Pl, Caldwell, ID 83607

Mr. Orton, the engineer for the project, stated the original application in 2020 was real city densities, but he does not agree that this is city densities, and the applicant shifted towards two acre lots with individual well and septic and a horse venue. The neighbors were not in favor of a horse venue, so that was taken out of the plans. Mr. Orton went on to explain the density and average lot size, considering common areas and right of ways. A TIS was immediately pursued with the preliminary plat, and the applicant is content to be accountable to all the mitigation measures that are identified. Mr. Orton described the benefit of a community water system compared to individual wells. This proposal will accommodate the municipal services which staff has recommended.

Commissioner Sheets asked for clarification regarding water and sewer and the options this community. Mr. Orton described the option to connect to Greenleaf's sewer system and talked about the benefits that would provide, which helped determine the proposed larger lot sizes. If Greenleaf does not accept the annexation, there would be other onsite treatments considered. Mr. Orton has had experience with public drinking water

systems, which will help in deciphering an effective system. He also explained the contamination that has mostly caused nitrate priority, and talked about the drilling technique he prefers that would help mitigate cross contamination and protect the well and drinking water system. Commissioner Sheets asked how many wells this would require. Mr. Orton answered there needs to be a redundant well source, so there would need to be at least two wells.

Commissioner Mathews inquired about the water for fire protection. Mr. Orton explained that central drinking water systems have the capacity to accommodate the levels required for fire protection, and confirmed there will be fire hydrants.

Chairman Sturgill asked about the estimated cost for this water system. Mr. Orton estimated a million dollars. Chairman Sturgill asked when the estimated completion date for a TIS would be, to which Mr. Orton explained the expectation would be another month to finish the TIS.

Commissioner Sheets verified the development sits below Greenleaf's treatment plan, and Mr. Orton confirmed one lift station would be adequate.

John Williamson – IN FAVOR – 19500 Eat A Bite Ln, Caldwell, ID 83607

Mr. Williamson complimented the golf course for providing an amazing amenity and the residents on weed maintenance. He believes this development will be as good as one of Mr. Christensen's prior developments.

Clay Christensen – IN FAVOR – 22226 Aura Vista Way, Caldwell, ID 83607

Mr. Christensen farms 2,000 acres that completely surround the golf course, and none of the largest farmers around that area oppose to this project, commenting the growth needs to be smart. Mr. Christensen provided statistics and data on the yield from their farms. The sustainability on the subject parcel has not kept up, losing profitability. The irrigation has also been expensive due to the slope of the parcel.

Commissioner Sheets asked for clarification on why the ground is less productive other than the ridge and water. Mr. Christensen admitted the water played a big role and he believes the soil is not viable. He confirmed the well is shallow. Commissioner Sheets asked about the water rights, and confirmed the water rights are from the canal and the pivot is from the well, or subsurface water rights.

Chairman Sturgill asked what the long-term plan was for this property. Mr. Christensen explained the plan was to sell it to a developer who would then have to abide by whatever is approved.

Dave Christensen – IN FAVOR – 18250 Van Slyke Rd, Wilder, ID 83676

Mr. Christensen elaborated on his family's history of farming in Canyon County. He described the poor quality of farming on the subject parcel and believes this will be a good fit in the community with minimal impact on the population and a great impact on the net worth and tax base of the school district.

Patrick Williamson – IN NEUTRAL – 19550 Eat A Bite Ln, Caldwell, ID 83607

Mr. Williamson stated there are over 13 intersections to consider for the TIS. He also agreed with prior testimony on the challenge with weeds if lots over 1-acres are considered, and elaborated on blow sand in the area and the negative impact it would have on the surrounding areas. He questioned the information that has been shared between those in opposition and encouraged them to actually talk to their neighbors. Mr. Williamson argued different types of crops need different soil, and appreciated the data shared earlier.

Chairman Sturgill asked for clarification on the misinformation shared between those in opposition, and Mr. Williamson stated that although he does not have proof to what he's heard, he does not have a good feeling about what might be shared. Chairman Sturgill confirmed the concern is information that has been and will

be presented could be inaccurate bias.

Lori Adams – IN OPPOSITION – 18900 Van Slyke Rd, Wilder, ID 83676

Ms. Adams explained the process in which the next 10-11 speakers will each address a required criterion according to Canyon County Code 07-06-07, demonstrating how this proposal fails to meet the County's legal obligations to protect public health, safety, welfare and rural character of the area. This application is inconsistent with the comprehensive plans of Canyon County and the City of Greenleaf and poses concerns on density, traffic, sewer services and the protection of agricultural lands, the rural character, and taxpayers.

Jeff Stevenson – IN OPPOSITION – 18900 Van Slyke Rd, Wilder, ID 83676

Mr. Stevenson addressed criterion 1: consistency with the comprehensive plan. Mr. Stevenson does not believe this project is consistent with either Canyon County or the City of Greenleaf's comprehensive plan and future land use map, which designates this land as agricultural. He argued the testimony indicating nothing can be farmed on this property, using an example of vineyards, mitigating the water issues. Approving this application would set a precedent for leapfrog development in the area, and Mr. Stevenson strongly urges the denial of this application.

Jackie Marshall – IN OPPOSITION – 22359 Aura Vista Way, Caldwell, ID 83607

Ms. Marshall addressed criterion 2: whether the proposed rezone is more appropriate than the current agricultural zoning. Ms. Marshall stated the answer is no and staff findings confirm this. The 0.82-acre average lot sizes proposed would cause a dramatic and abrupt increase in density, and will be inconsistent with the existing surrounding lots that average 2.1-2.6 acres that also provide substantial open space between homes, farmland and the golf course. This site is over 2 miles from the nearest city limits, surrounded by active farmland with no urban services. Ms. Marshall noted agricultural zoning is more appropriate for this site, and reflects the true character of the area.

James Marshall – IN OPPOSITION – 22359 Aura Vista Way, Caldwell, ID 83607

Mr. Marshall addressed criterion 3: whether the proposed conditional rezone is compatible with surrounding land uses. Mr. Marshall stated the answer is no, and argued compatibility is more than just proximity. It requires consistency and function in relation to adjacent uses considering density, surrounding land uses, and compatibility with existing uses.

Jill Kenny – IN OPPOSITION – 22605 Aura Vista Way, Caldwell, ID 83607

Ms. Kenny elaborated on criterion 3, and stated the most honest evidence is not found in a density calculation or zoning table, but rather in the land itself. This area is defined as working agriculture and low density development, and existing subdivisions are few and far between with buffers and open spaces to co-exist with farming. Placing 135+ homes on 151 acres is incompatible with the surrounding land uses.

Randal Helsey – IN OPPOSITION – 22859 Aura Vista Way, Caldwell, ID 83607

Mr. Helsey addressed criterion 4: whether the proposed conditional rezone will negatively affect the character of the area and what mitigation measures will be implemented. The character of this area is defined by large lot residential subdivisions and working agricultural. The Timber Stone golf course provides a rural residential character that is open and compatible with adjacent farms. Mr. Helsey noted inconsistencies with the applicant's plan of including common space, and that along with density and no protection of the rural character or agricultural edges proves criterion 4 is not met.

Anita Turner – IN OPPOSITION – 19601 Van Slyke Rd, Greenleaf, ID 83626

Ms. Turner addressed criterion 5: if adequate facilities and services will be provided to accommodate the proposed conditional rezone. She stated based on the record and the applicant's engineering notes, no sewer will be provided. Although the applicant proposed connection to the City of Greenleaf, there is not an

application nor an approval, and if Greenleaf does not approve the extension, the fallback is a private community or clustered system even though the application does not identify the logistics. Staff's findings indicate nearby wells already exceed safe limits, and not all parcels in the rezone area have irrigation rights. Ms. Turner testified the engineering notes read more like a list of intentions rather than a demonstration for accuracy.

Commissioner Sheets asked for clarification on the water quality issue. Ms. Turner explained the water testing high in arsenic and the implementation of water systems due to the groundwater containing iron, manganese and other contaminants. Commissioner Sheets asked if the water is tested and if the inline filtration systems work, and Ms. Turner answered she tests it regularly, and the inline system works better than the reverse osmosis system they used to have.

Chairman Sturgill confirmed the citing for water issues in the staff report, which is Exhibit F, page 7.

Nancy Thomas – IN OPPOSITION – 22946 Middle Rd, Greenleaf, ID 83626

Ms. Thomas addressed criterion 6: whether the proposed conditional rezone requires public street improvements and mitigation measures for traffic impacts. The application admits a TIS will not be completed until after planning, and the ordinance is clear in referencing that the commission must find that the project will not cause undue interference with current or future traffic patterns with no study. Although an informal count was conducted, it was in February with minimal farm vehicle use and not as much traffic to and from the Timber Stone golf course. Ms. Thomas also explained the topography of some of the main roads, limiting site distances and creating dangerous conditions. The threshold has been met according to the highway district's notes for a TIS requirement, and no mitigation measures have been proposed.

Nick Kompaniet – IN OPPOSITION – McIntyre Ln, Wilder, ID 83676

Mr. Kompaniet elaborated on criterion 6, providing his experience with the current traffic patterns. It is a blind spot coming out of his driveway, and he has witnessed people passing on the canal apex and dogs getting hit. Adding another subdivision will compound the amount of traffic, and some drivers use that area as a freeway. Mr. Kompaniet is concerned about the safety risks imposed with higher traffic volumes.

Dawn Kompaniet – IN OPPOSITION – McIntyre Ln, Wilder, ID 83676

Ms. Kompaniet addressed criterion 7: whether legal access to the property exists or will exist at the time of development. Although the applicant has addressed existing roads being used as access, legal frontage is not the same as safe and adequate access for a subdivision of this size. Ms. Kompaniet quoted a decision related to the neighboring Williamson rezone regarding a variance on proposed access points due to site distance deficiencies. Access safety could not be determined without further analysis, and a TIS should be completed to evaluate cumulative impacts from both the Williamson rezone and Timber Ridge Christensen proposal; therefore, adequate access has not been demonstrated accordingly and this criterion is not met.

Chairman Sturgill asked when the meeting was that the TIS was directed for the two developments. Ms. Kompaniet answered that August 13 as when the Golden Gate Highway District Commission tabled the decision. Chairman Sturgill confirmed that no one had been specifically designated to complete the TIS, but that the decision was tabled until a TIS was completed.

Brenda Shuey – IN OPPOSITION – 22726 Aura Vista Way, Caldwell, ID 83607

Ms. Shuey addressed criterion 8: impact to essential public services and facilities, and what mitigation measures would be implemented. Ms. Shuey stated staff's findings indicate no mitigation measures are proposed. The proposed 135 new homes with the potential of 135 secondary dwellings, in addition to the Williamson rezone, would add a population equivalent as the City of Greenleaf, but without city level services. The school district are at or near capacity, the emergency services are already stretched in this area, and there

is limited rural coverage for law enforcement. There are no mitigation measures, no agreement for additional service funding, no onsite facilities and no enforceable commitments.

Chairman Sturgill asked if there was evidence to support the paramedic and fire services being stretched. Ms. Shuey answered she cannot provide proof other than a couple of local sheriffs drive through twice a week and commented they are stretched.

David Jones – IN OPPOSITION – 22605 Aura Vista Way, Caldwell, ID 83607

Mr. Jones elaborated on criterion 8, addressing an error on the slides that the last paragraph should be in reference to the 208 KTVB news. Although there were two new schools recently approved, an elementary school that was built to alleviate crowding in 2016-17 is already overcrowded, so we are just repeating history. It is estimated that the new schools will reach capacity by 2030, and it is suggested to pass something that prohibits developments that would push school over certain capacity levels. Mr. Jones quoted statements from Nampa City council member Sebastian Griffin, Caldwell City council woman Diana, and the District's Assistant Superintendent Joey Palmer regarding the growth in the valley and concerns of school capacities.

George Crookham – IN OPPOSITION – 22604 Aura Vista Way, Caldwell, ID 83607

Mr. Crookham provided the summary and closing statements. He stated that in 2017, the ratio was a 1.4 ratio unsubsidized, and current tax rates will only bring a burden in regards to revenue. Although the Christensen's and Williamson's are well respected, a city is going to be built in the middle of three other cities without a library or other services that come with a city or town.

Commissioner Sheets asked where the 1.4 return rate came from. Mr. Crookham provided statistics and studies done by the University of Idaho and BYU Idaho. In 1997 the ratio was \$1.08 for residential, and in 2017, it was \$1.40.

Mark Duncan – IN OPPOSITION – 18911 Van Slyke Rd, Wilder, ID 83676

Mr. Duncan expressed concerns that all that is considered with this application is the money, and they do not care about the community or traffic impacts. He does not believe there is not enough housing, and this is not the right place for a neighborhood of the proposed size.

Doreen Fouts – IN OPPOSITION – 22714 Aura Vista Way, Caldwell, ID 83607

Ms. Fouts stated for the record she is in opposition of the rezoning of this land.

Isaac Starbuck – IN OPPOSITION – 21739 Lonkey Ln, Caldwell, ID 83607

Mr. Starbuck described his history of farming, and does not believe this development aligns with the comprehensive plan. As the comprehensive plan reflects, every year 1,113 acres disappears to developments, which is equivalent to a little less than two square miles, or 9.2 farms on the average 120-acre size. Mr. Starbuck does not believe irrigation is difficult, and there would be a negative impact on traffic. His mother's testimony, working at West Valley Medical Center, is there is not enough medical care in this valley for the current population. This proposal will have an overall impact on the remaining farm's growth.

DeWayne Skewz – IN OPPOSITION – 22958 Signature Point Ln, Wilder, ID 83676

Mr. Skewz testified on wanting to preserve the farming life they moved here for.

Denise Wheeler – IN OPPOSITION – 23176 Upper Pleasant Ridge Rd, Wilder, ID 83676

Ms. Wheeler described the mistake that was made on having their well dug deeper, hitting fossil water full of iron bacteria and minerals and making the water undrinkable and damaging equipment. Building 135 homes nearby will affect the water pressure, and could potentially be costly to fix similar concerns with drilling the wells deeper. Ms. Wheeler also expressed concerns on traffic and the impact on public services.

Shelley Skogsberg – IN OPPOSITION – 23191 Homedale Rd, Wilder, ID 83676

Ms. Skogsberg explained her family's history of moving from Parma to Kuna, and being run out due to the growth. She does not want to see that here in Wilder. She explained a situation of her getting pulled over on Homedale Road and how she appreciated that road being monitored, but the police officer stated there were not enough resources to keep that consistency. Ms. Skogsberg further expressed concerns about traffic and the poor quality of the roads.

Jennifer Alvarez – IN OPPOSITION – 23045 Upper Pleasant Ridge, Wilder, ID 83676

Ms. Alvarez stated a subdivision is being proposed that is not compatible with the area. There is farmland around this property for miles, and approval of this application would only encourage further development. Ms. Alvarez expressed concerns on facilities and services and the construction and adjustments of roads/property to accommodate the increase in traffic.

Teresa Nelson – IN OPPOSITION – 23892 Applewood Way, Wilder, ID 83676

Ms. Nelson expressed concerns about the potential children moving into this proposed subdivision and the negative impact on schooling there would be and the lack of parks or green space for them to play.

Lisa Wilkes-Barber – IN OPPOSITION – 22489 Aura Vista Way, Caldwell, ID 83607

Ms. Wilkes-Barber stated she was open minded prior to this meeting, but after hearing both sides, she cannot support this development due to the lack of planning.

John Barber – IN OPPOSITION – 22489 Aura Vista Way, Caldwell, ID 83607

Mr. Barber expressed concerns about the school districts and Homedale and Wilder Fire Districts.

Todd Lakey – (Representative) REBUTTAL – 12905 Venezia Ct, Nampa, ID 83651

Mr. Lakey reiterated that the Christensen's and Indart's are longtime generational farmers in the area and are the most credible testimony in regards to viability of this property. He stated the comprehensive plan at the time of the application is what governs, and measures have been taken to accommodate staff's requests. Mr. Lakey referenced the Williamson's application, stating it was continued awaiting a TIS, but the variance process is part of the preliminary plat. He does not believe this area is near capacity or thresholds. The highway district did not state that there was undue interference with the existing system, only that a TIS be required as a condition of approval. Mr. Lakey stated there are no negative agency responses and Joey Palmer acknowledged that this will not negatively impact West Canyon Elementary. He believes the higher home values will be a benefit in regards to property taxes for the school district. The U of I study that was conducted may be a generic reference to residential, although not all residential is created equal. The open space referenced for the existing development is the golf course, but that also brings in traffic from out of the area and is not compatible with what is an implied requirement for this application. Mr. Lakey stated the comprehensive plan recognizes that there are appropriate rural locations for this type of development, and this application meets the criteria.

Commissioner Mathews expressed concerns on losing more farm ground and asked what happens if this is approved. Mr. Lakey reiterated prior testimony that this property that does not support agriculture and is not profitable, a property that loses money on it every year. Not every property has the same challenges and same location as this piece of property.

Chairman Sturgill asked how these new residents would be supported with all the amenities needed without requiring them to drive to one of the three nearest cities. Mr. Lakey focused on the confines of this application, stating the intent is not to change the overall character of the area, but changing the designation on this parcel. He stated it's a couple of miles to the various cities in the area, and the roads already operate on a high level of service. The focus is the best long-term use for this piece of property.

MOTION: Commissioner Mathews moved to close public testimony on Case No's. OR2022-0002 & RZ2022-0002, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:

Commissioner Sheets reviewed each criterion in relation to the comprehensive plan and found none of them are in compliance or have been met.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. OR2022-0002 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on Motion:

None.

Roll call vote: 3 in favor, 0 opposed, motion passed.

Deliberation:

Commissioner Sheets reviewed the criterion for the conditional rezone. Criterion 7, in regards to legal access, is the only criteria that has been met.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2022-0002 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria, with the exception of legal access. Seconded by Commissioner Mathews.

Discussion on Motion:

None.

Roll call vote: 3 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

There was discussion on the status of appointing the new commissioners and the subsequent training. There was also discussion on the status APA designations and cases.

4. ADJOURNMENT:

MOTION: Commissioner Mathews moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 11:43 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of October, 2025


Robert Sturgill, Chairman

ATTEST


Caitlin Ross, Hearing Specialist

EXHIBIT 3

Staff Report Packet

Board of Canyon County Commissioners

Case # RZ2024-0002

Hearing Date: December 5, 2025



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"/>	07-06-05(1)F	<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>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>Staff Analysis 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):

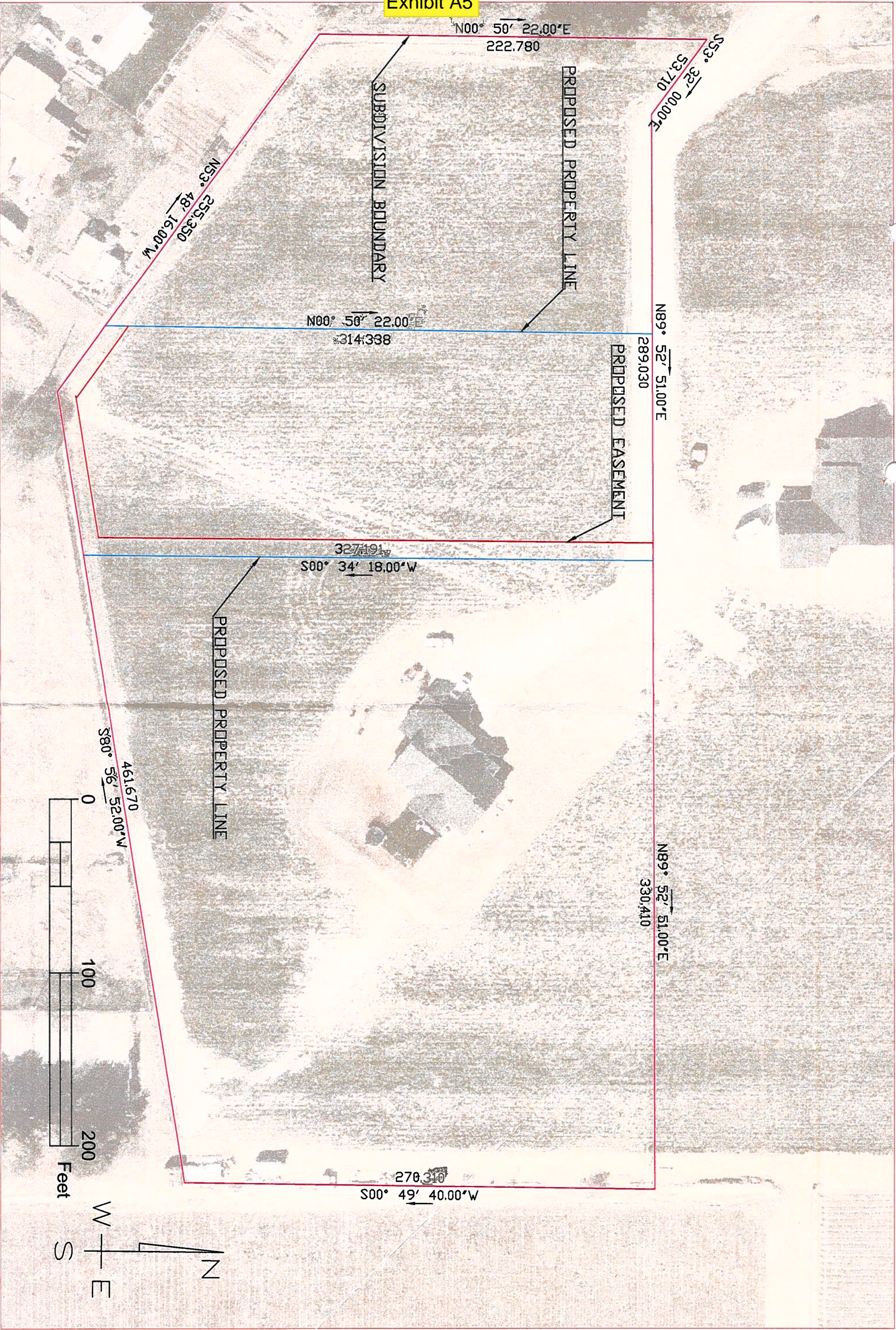
Joe Rodriguez

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

Barbara S. Negri
Signature of notary public

Commission Expires: 10/22/2022

Harma, Id.

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



Thomas J. Wellard, PLS
Rodney Clark, PE

January 27, 2020

Legal Description for
Joe Rodriguez
Job No. NV1919

Parcel 3

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

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

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

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

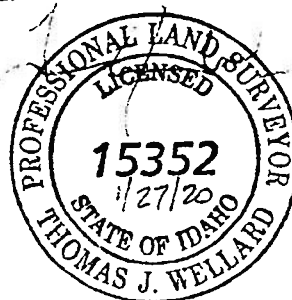
thence North $53^{\circ}48'16''$ West along said Northeasterly boundary a distance of 255.35 feet to the Southeast corner of the Maverick Subdivision, a found $\frac{5}{8}$ inch diameter rebar:

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

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

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

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





Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

20.00 Foot Power and Utility Easement

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

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

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

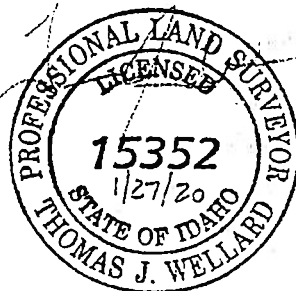
thence South $80^{\circ}56'52''$ West a distance of 461.67 feet to the **TRUE POINT OF BEGINNING**, a found aluminum cap monument:

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

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

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

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





Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

60.00 Foot Ingress/Egress Easement

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

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

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

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

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

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

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

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

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

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

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

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

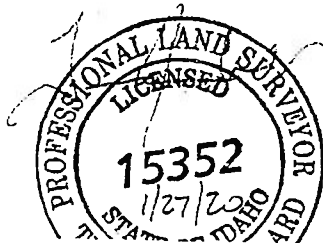




Exhibit A7

AGENCY ACKNOWLEDGMENT

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

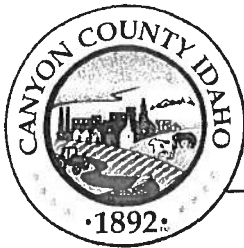
City: Caldwell

☒ Applicant submitted/met for official review.

Date: 1/5/24 Signed: Robert [Signature]
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: 2 Riccio
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: Nick 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,

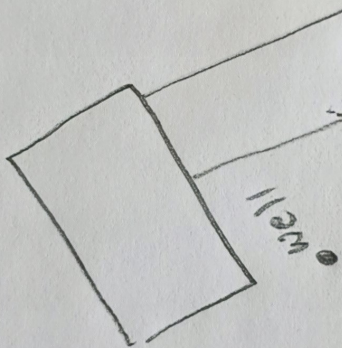
My name is Joe Rodriguez and I am the owner of 15821 Gods Way Ln, Caldwell, ID 83607. The parcel is a 4.5 acre lot that is zoned as rural residential. There are two dwellings on the parcel with each being occupied one of which is my primary residence.

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

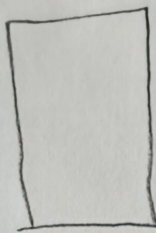
Drain Field



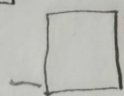
well

Gods Way Lane

Drain Field

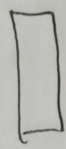


well

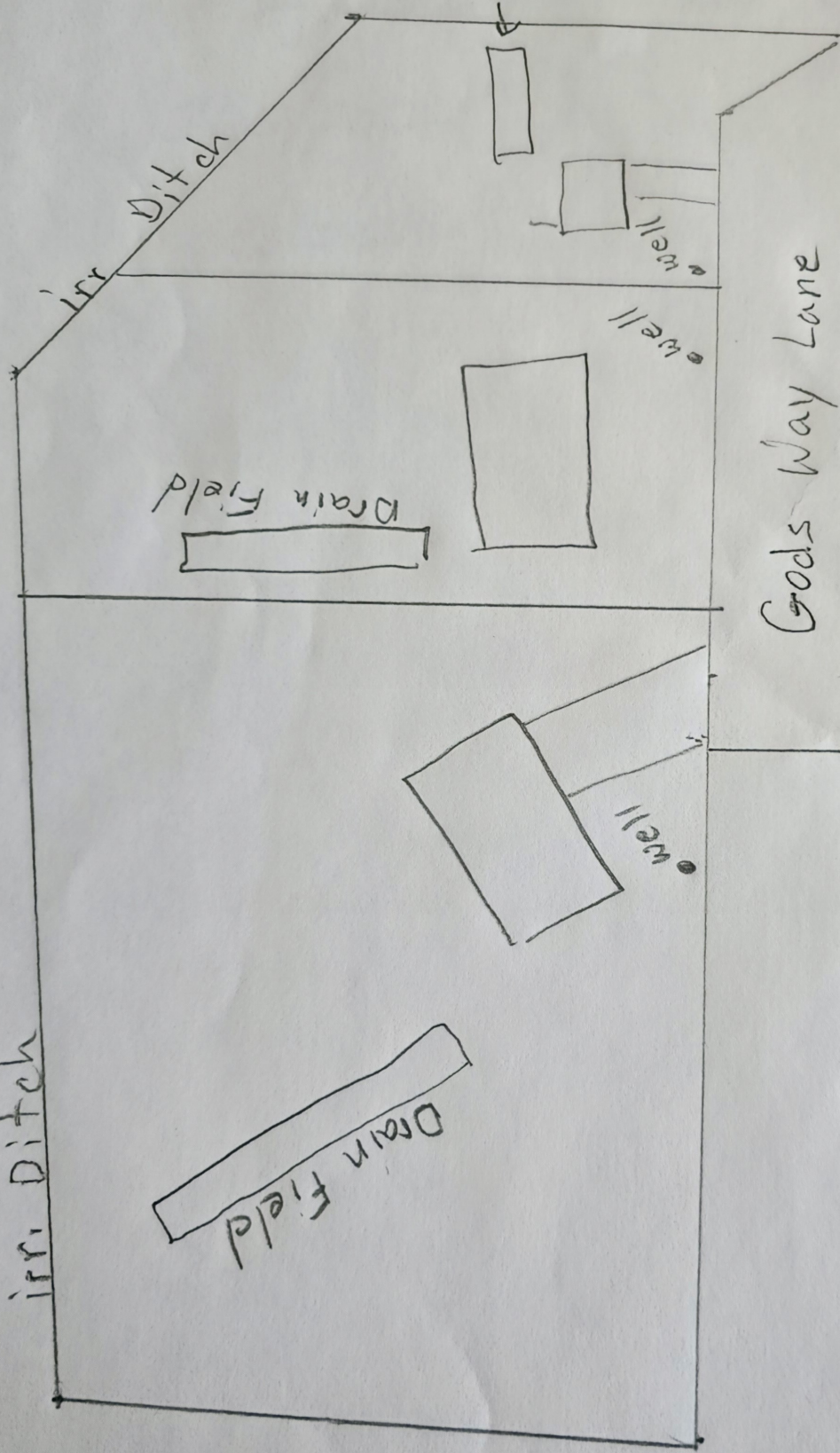


well

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: 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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**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

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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)

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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

8am – 5pm

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:

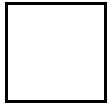
Hello,

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)

Website: www.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,

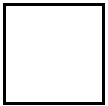
Thank you for the information. I will keep an eye out for those documents pertaining to the private road and hopefully the irrigation plan as well.

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

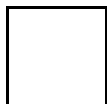
Thank you for your help. My dad says he has them. I will get them scanned and sent to you.

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:

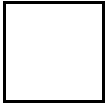
Hello,

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

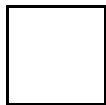
--

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:

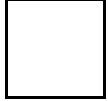
Hello,

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

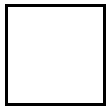
Hello,

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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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.

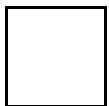
On Thu, Jul 10, 2025, 2:13 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

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:

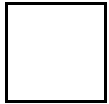
Hello,

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,

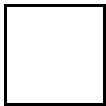
Do you need a legal description and an exhibit for the rezone or do you have everything you need? Also one other question, can we submit the short plat with you and pay the fees rather than waiting for later?

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.

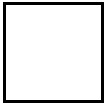
On Tue, Jul 1, 2025, 10:54 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

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

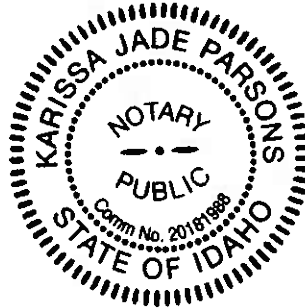
County of: Canyon

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 $00^{\circ}49'40''$ 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;

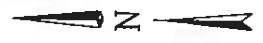
thence North $53^{\circ}32'00''$ West a distance of 53.71 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of record or implied.



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



0' 50' 100'
Scale: 1" = 50'

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/ALLOT 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

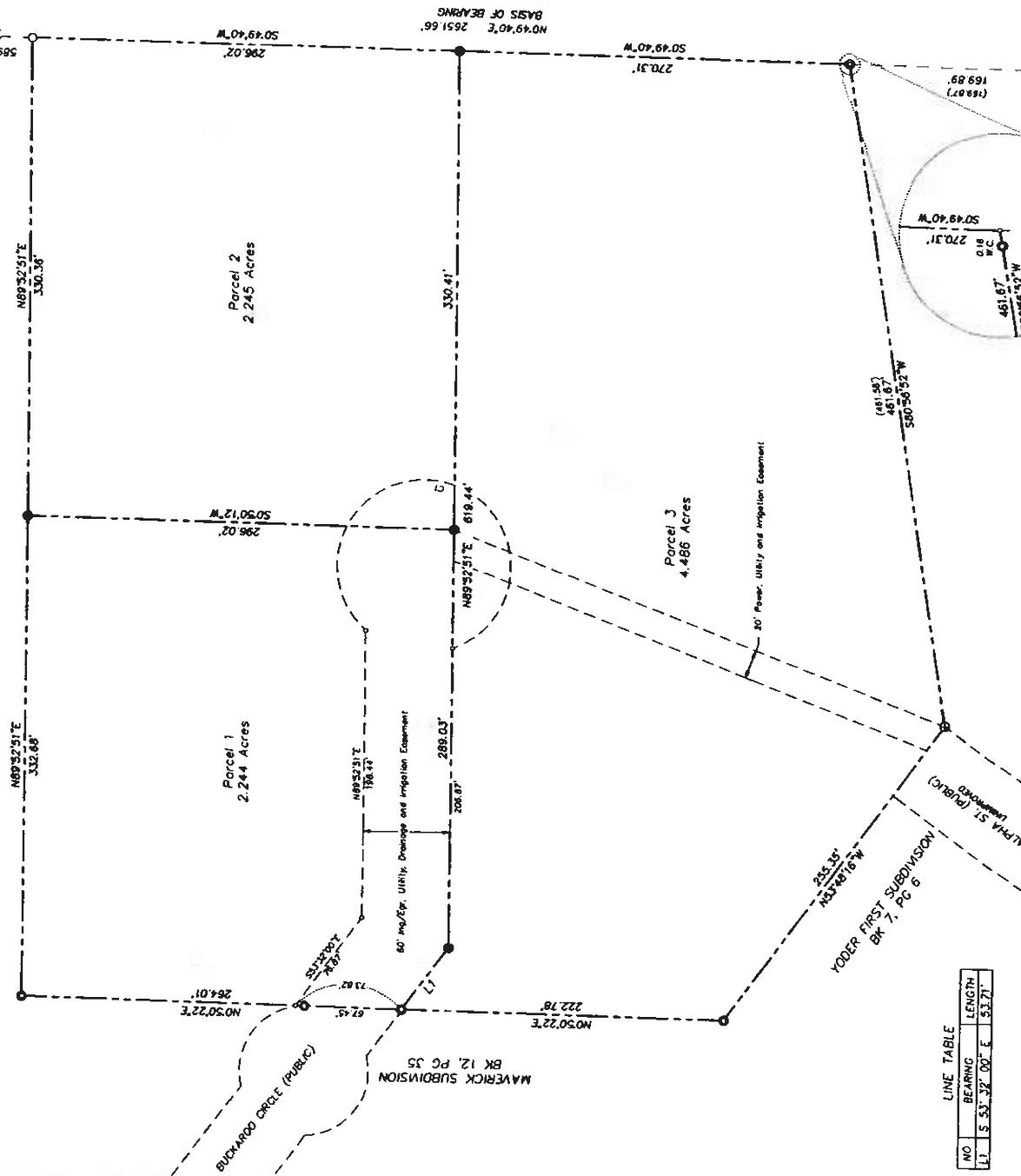
I, Thomas J. Weiland, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of the actual survey and that it is in 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 83407 (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:



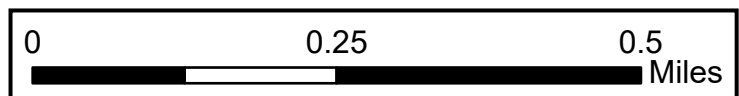
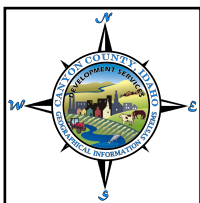
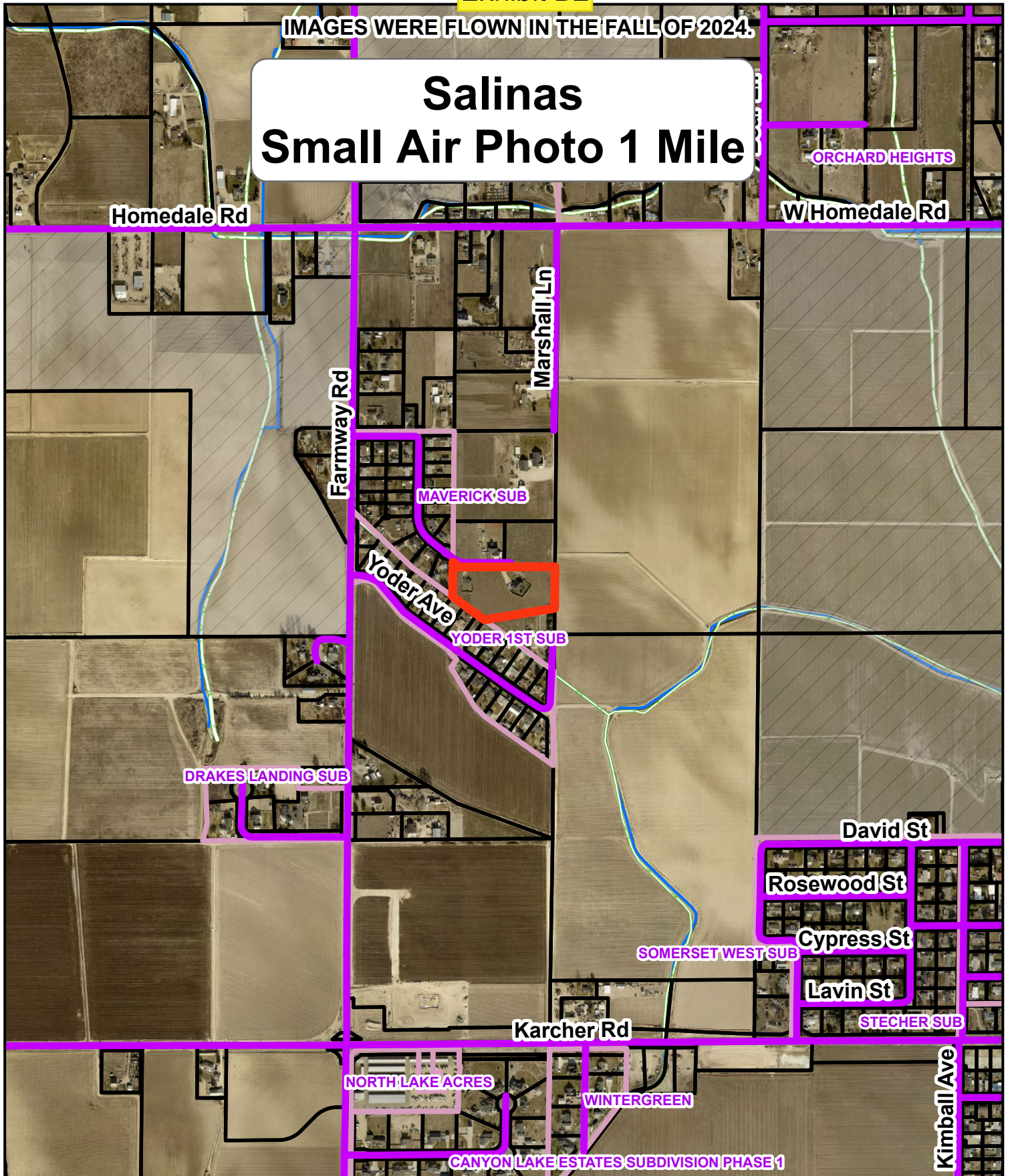
DISCLAIMER:

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.

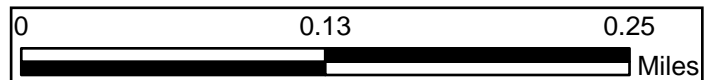
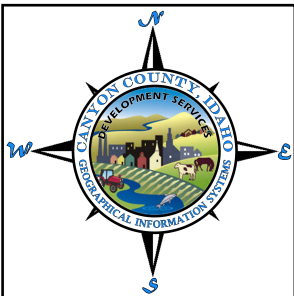
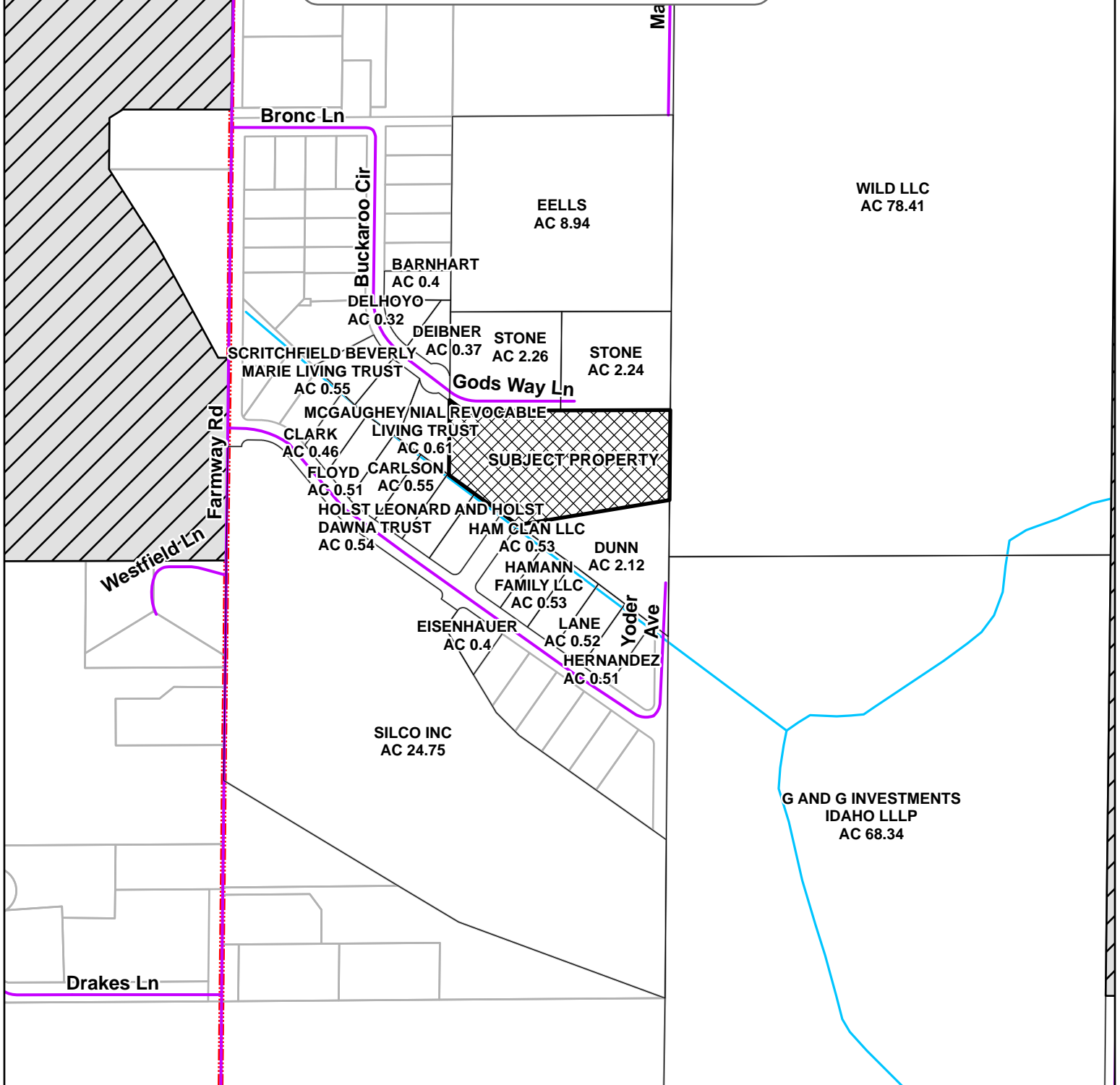
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN THE FALL OF 2024.

Salinas Small Air Photo 1 Mile

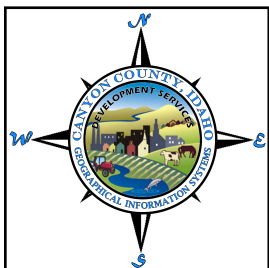
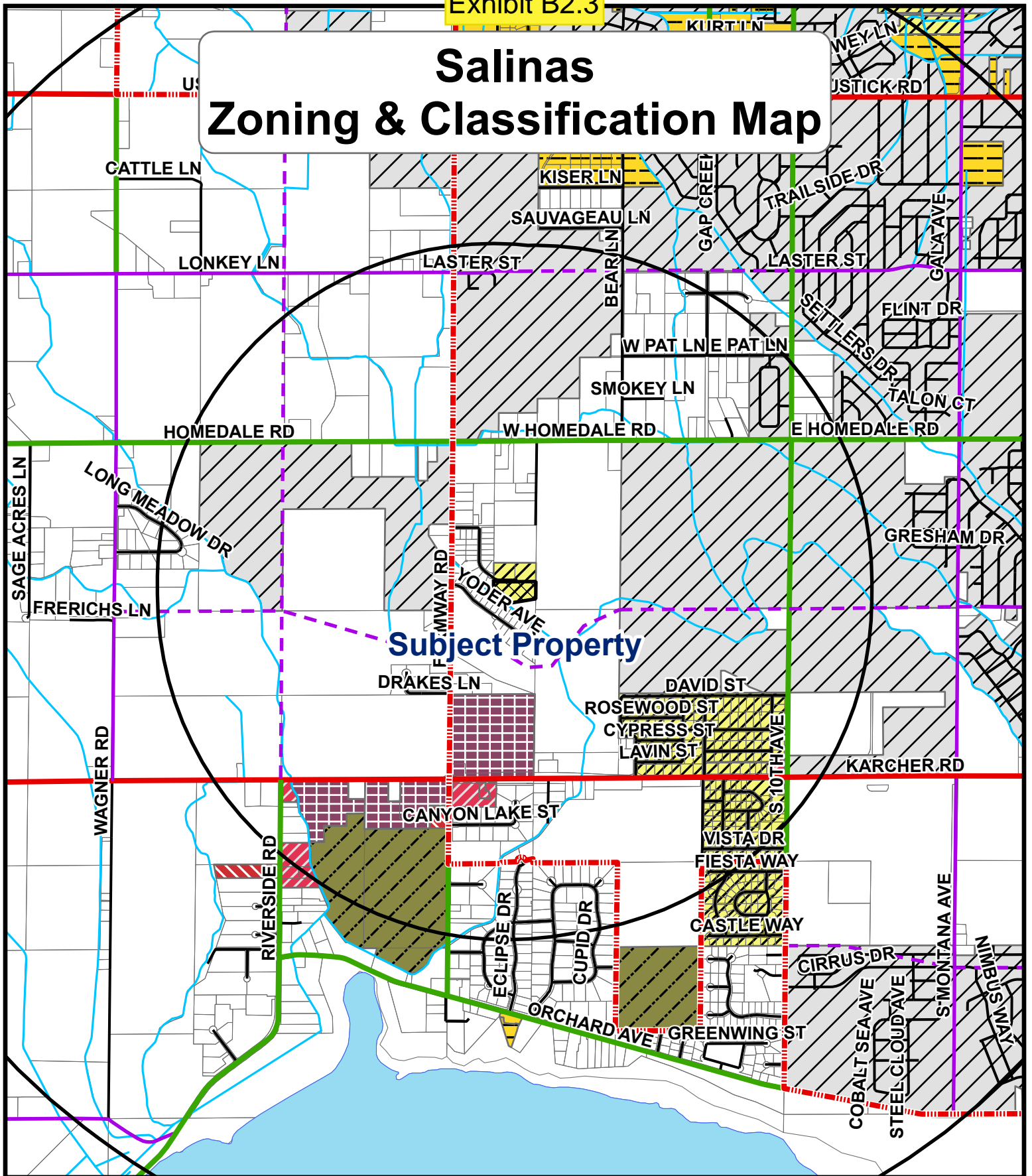


Salinas Small Vicinity Map



Salinas

Zoning & Classification Map

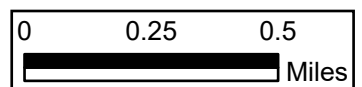


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

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

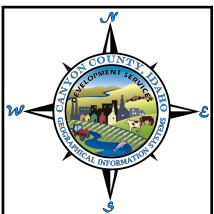
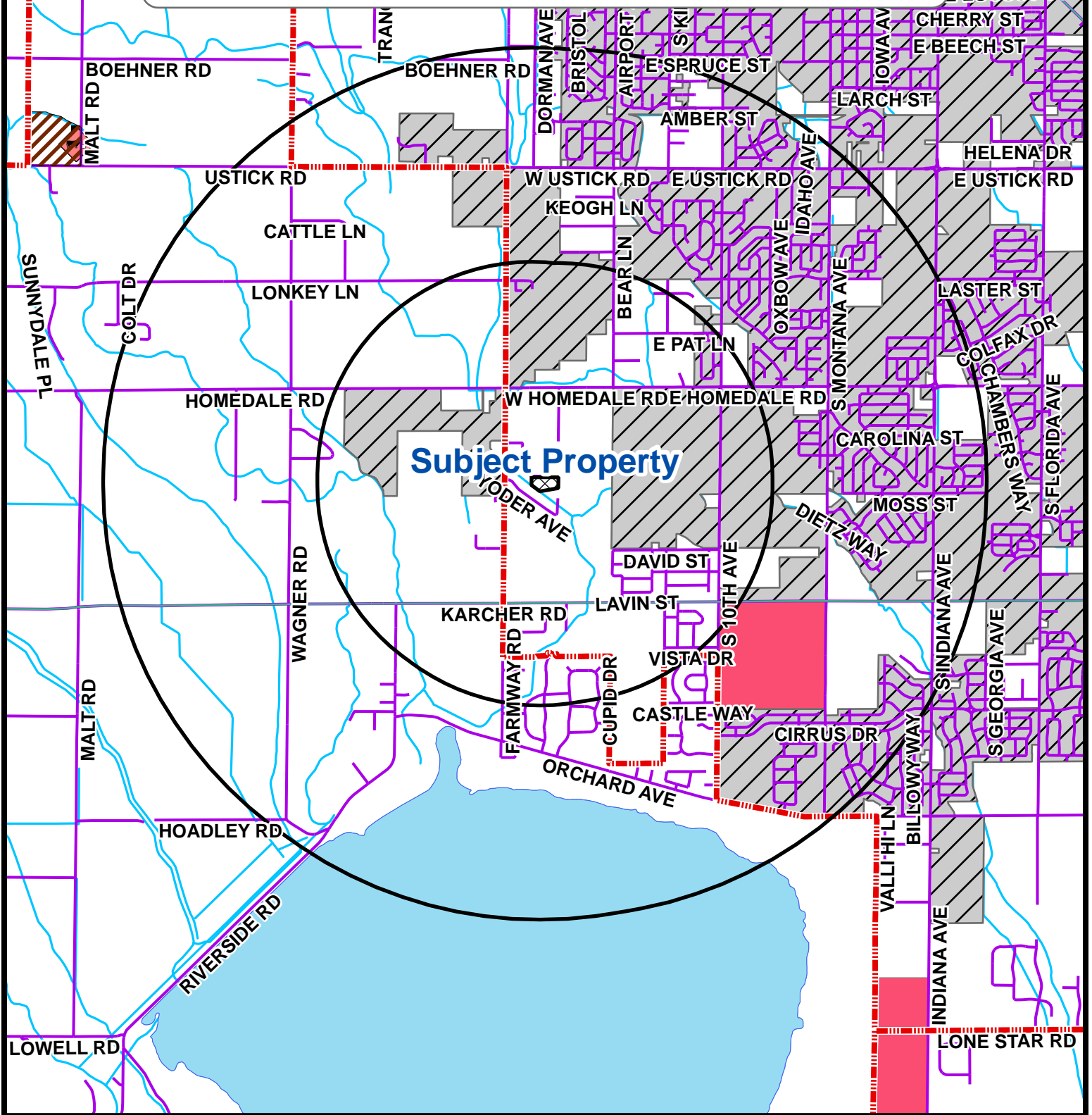
- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL




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

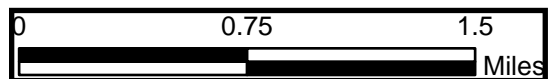


Salinas

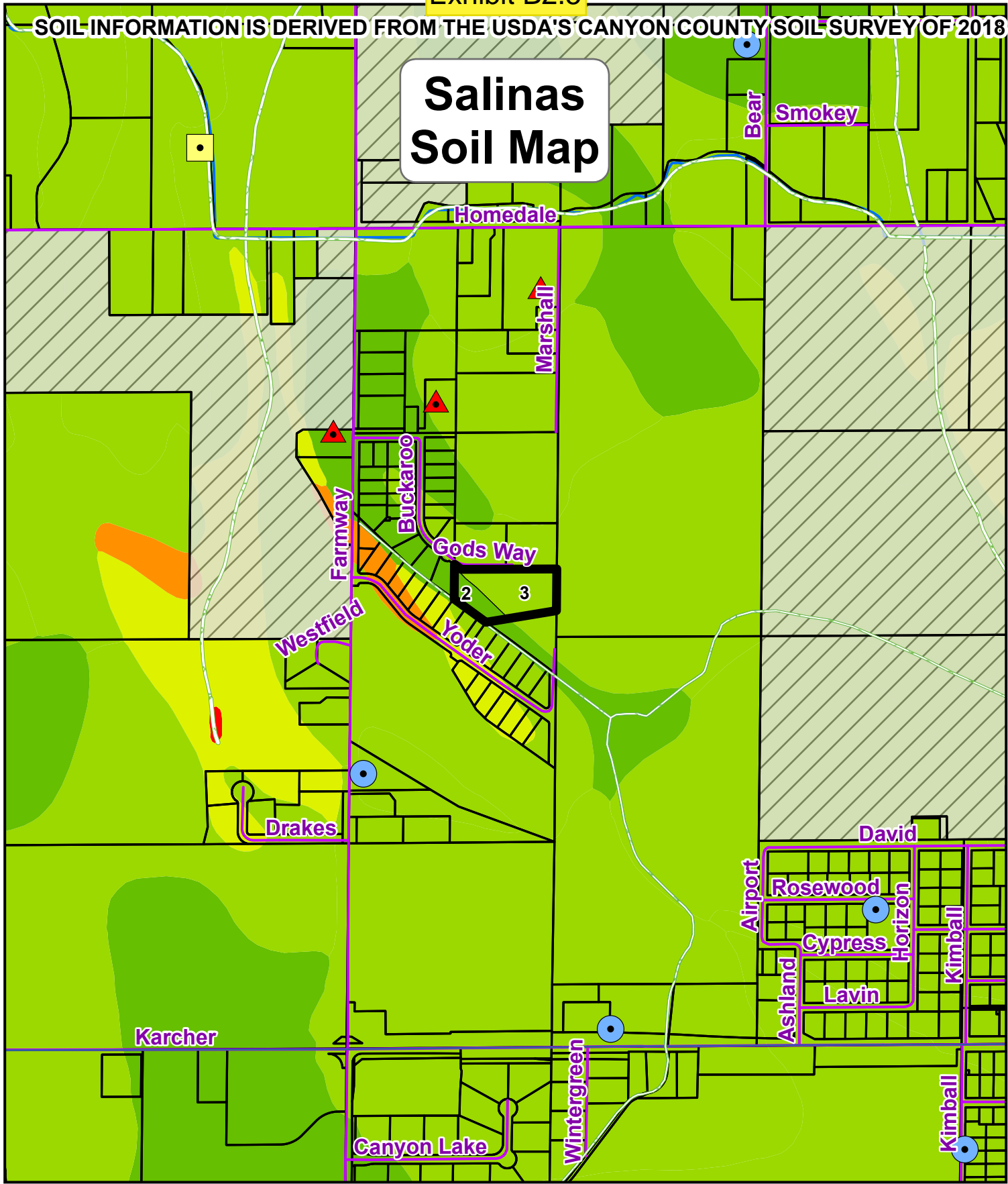
Dairy, Feedlot, and Gravel Pit Map



-  FEEDLOTS
 DAIRIES
 GRAVELPITS



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



Nitrate Priority Wells

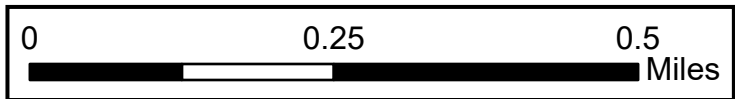
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- 2.000001 - 5.000000
- 5.000001 - 10.000000
- ▲ 10.000001 - 49.800000



IDWR_2C_Geothermal_

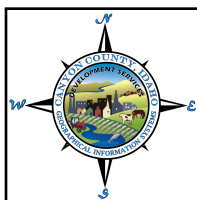
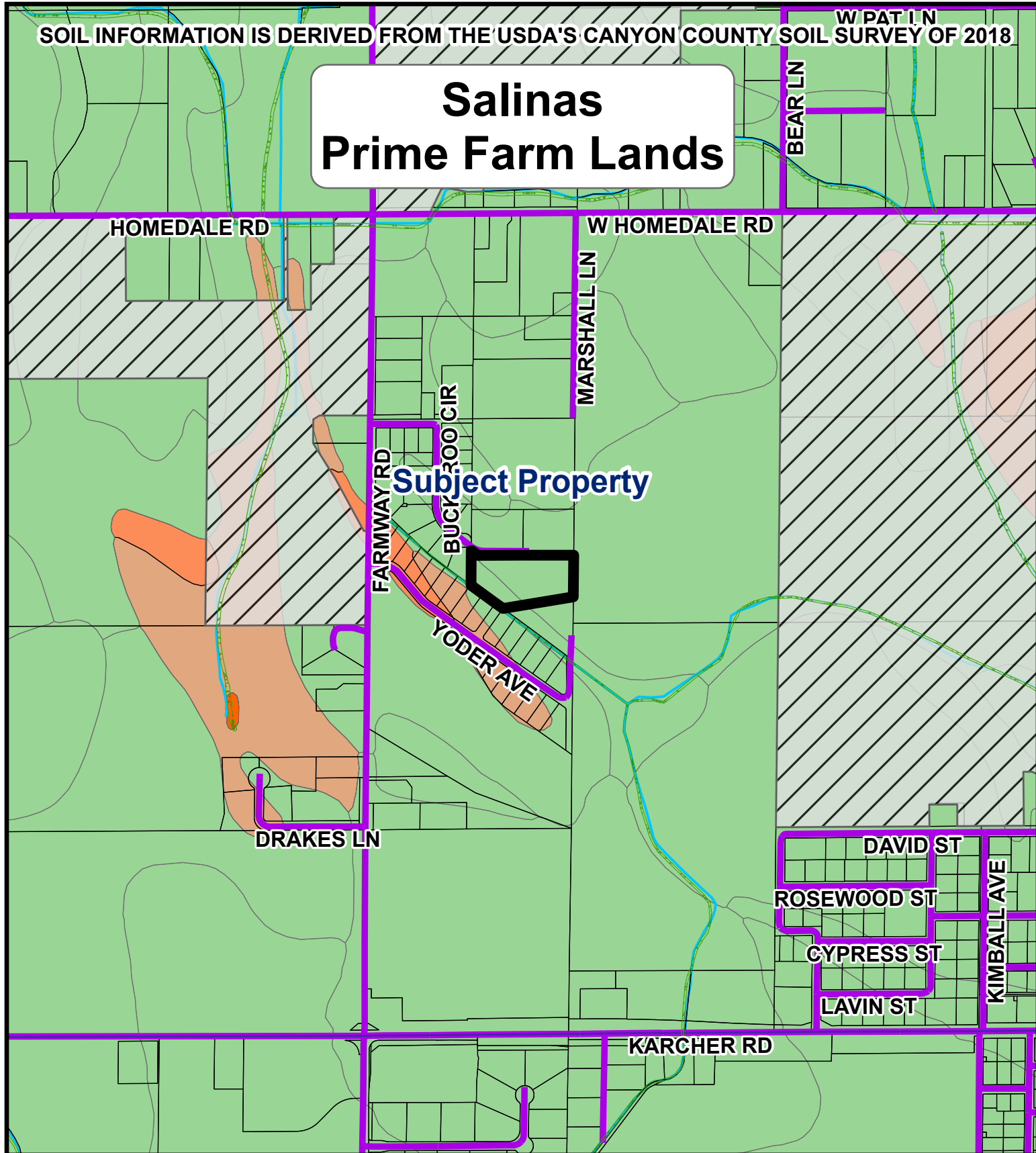


Wetlands



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

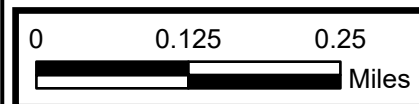
Salinas Prime Farm Lands



	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%

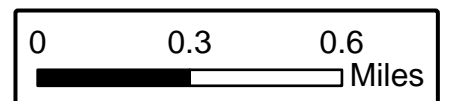
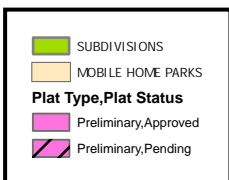
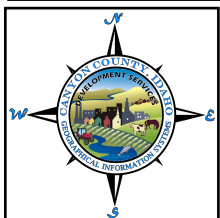
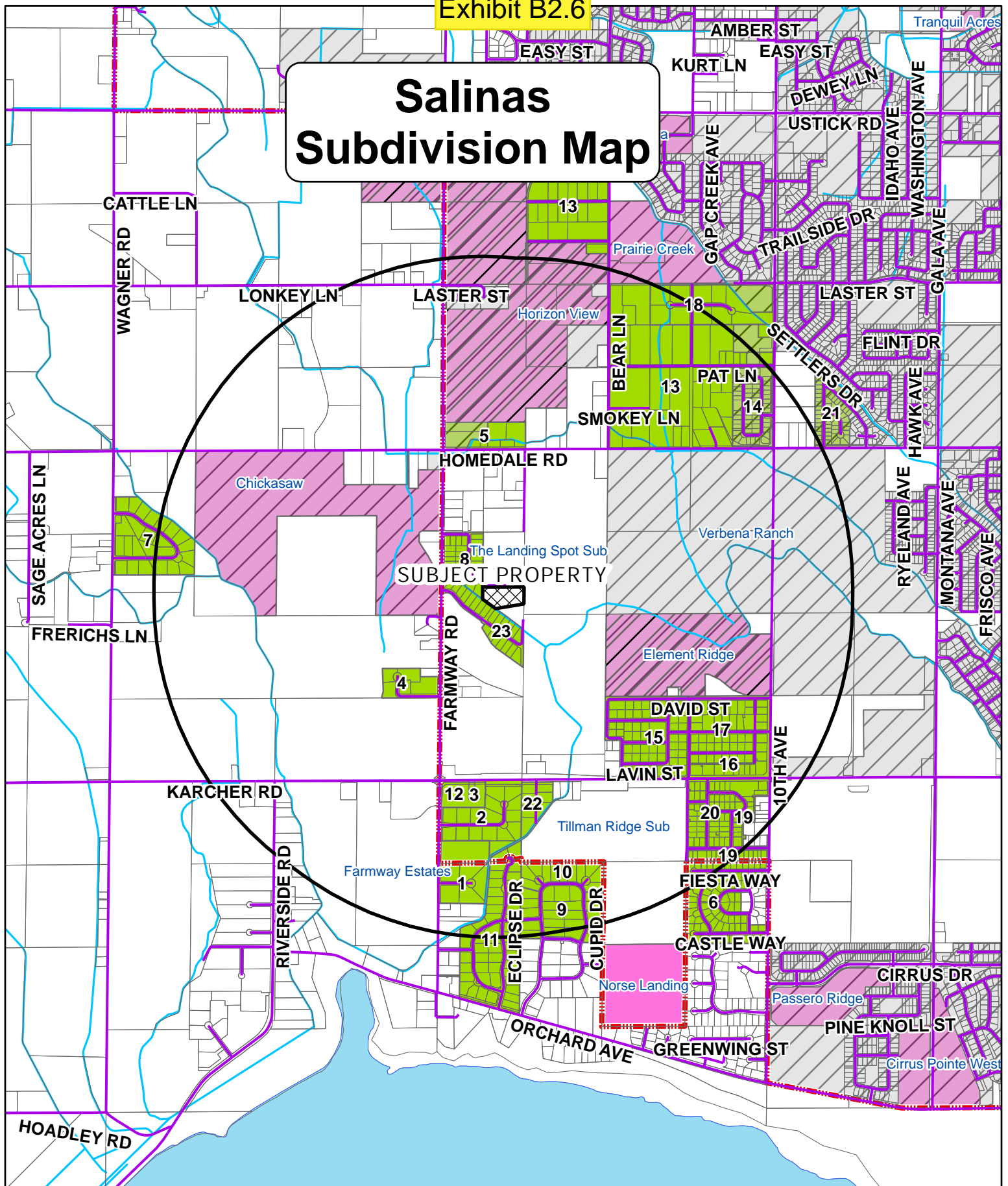
FARMLAND REPORT

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



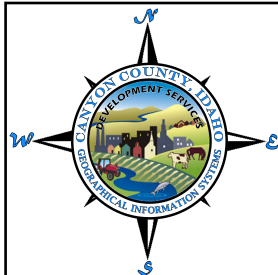
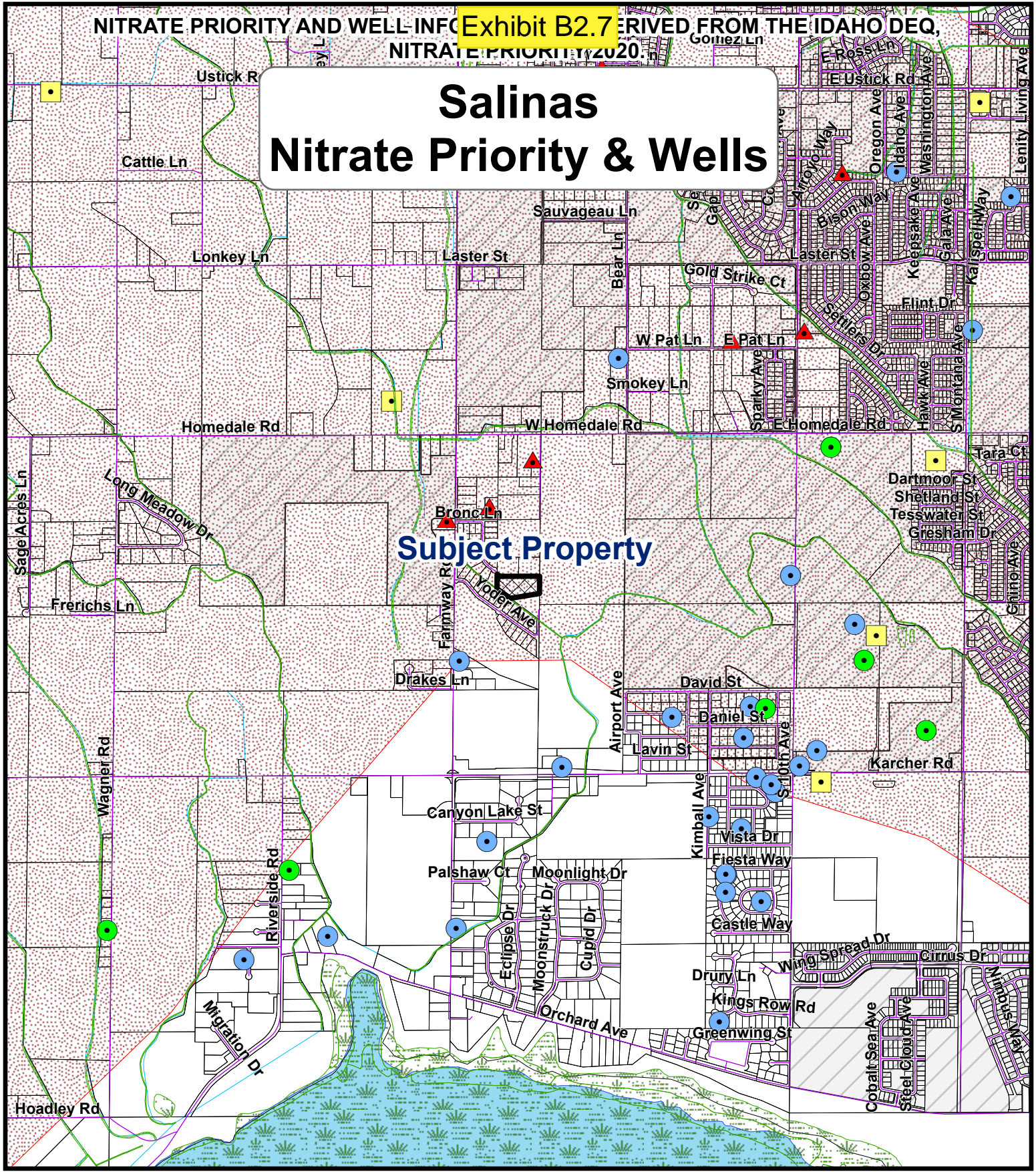
SUBDIVISION & LOT REPORT					
NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
23		618.54	724	0.85	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
4		415.86	1327	0.31	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
46		4.54	0.51	0.01	78.41
NUMBER OF MOBILE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

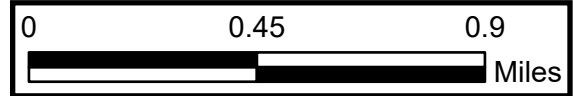
SUBDIVISIONS IN PLATTING							
SUBDIVISION NAME		ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Prairie Creek		40.74	128	0.32			
Chickasaw		145.55	475	0.31			
Element Ridge		74.25	219	0.34			
Horizon View		155.32	505	0.31			

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

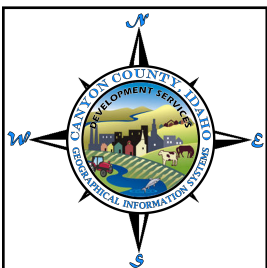
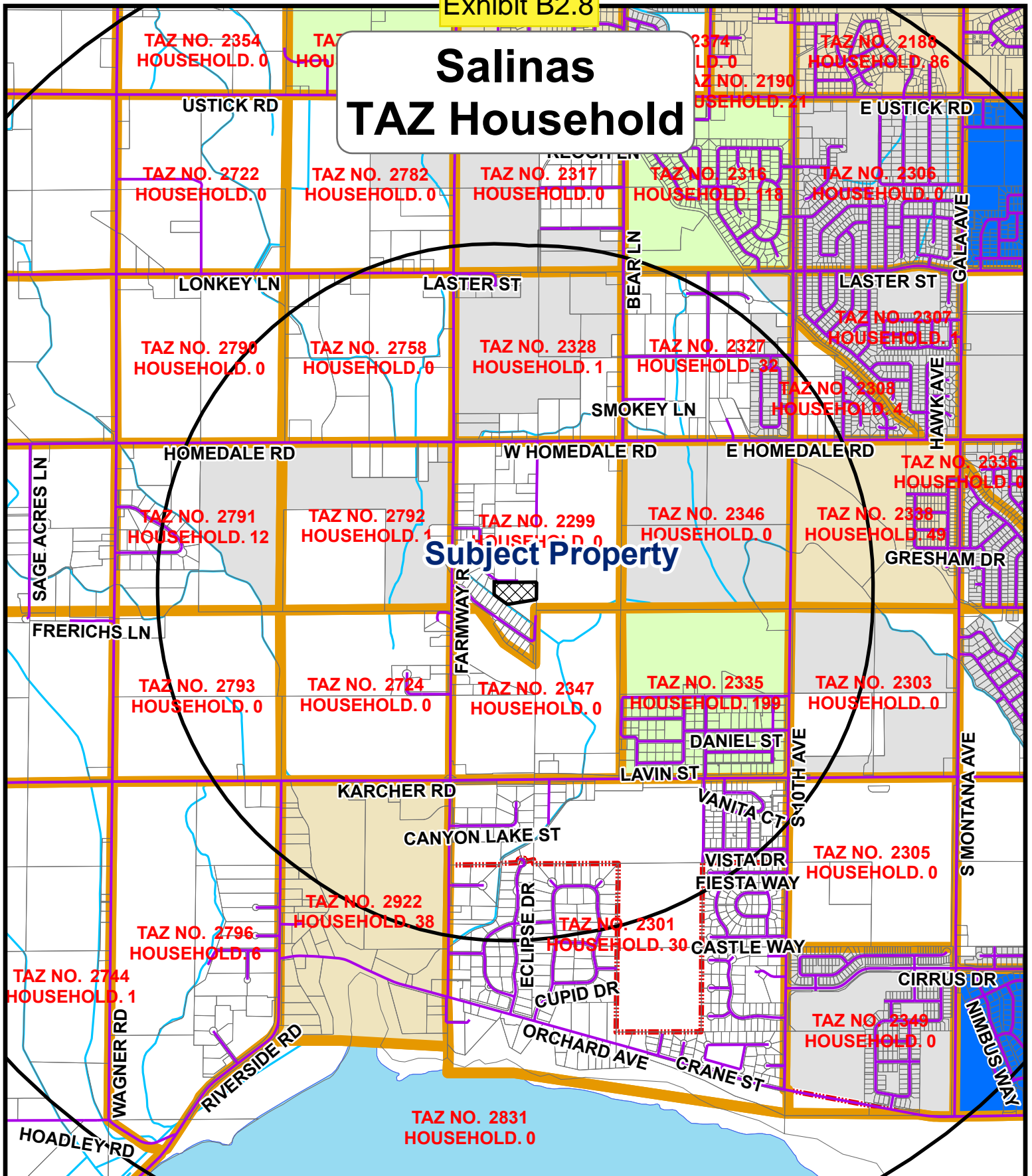
Salinas Nitrate Priority & Wells



-  GEO-THERMAL LOCATIONS
-  WETLANDS
-  NITRATE_PRIORITY
-  DEQ WELLS N03_MGL 0.005 - 2.00
-  2.000001 - 5.00
-  5.000001 - 10.00
-  10.000001 - 49.80

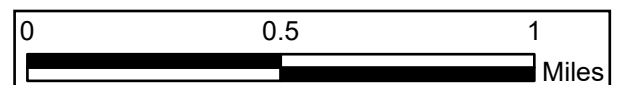


Salinas TAZ Household



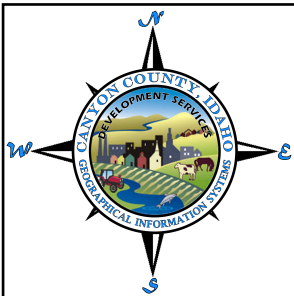
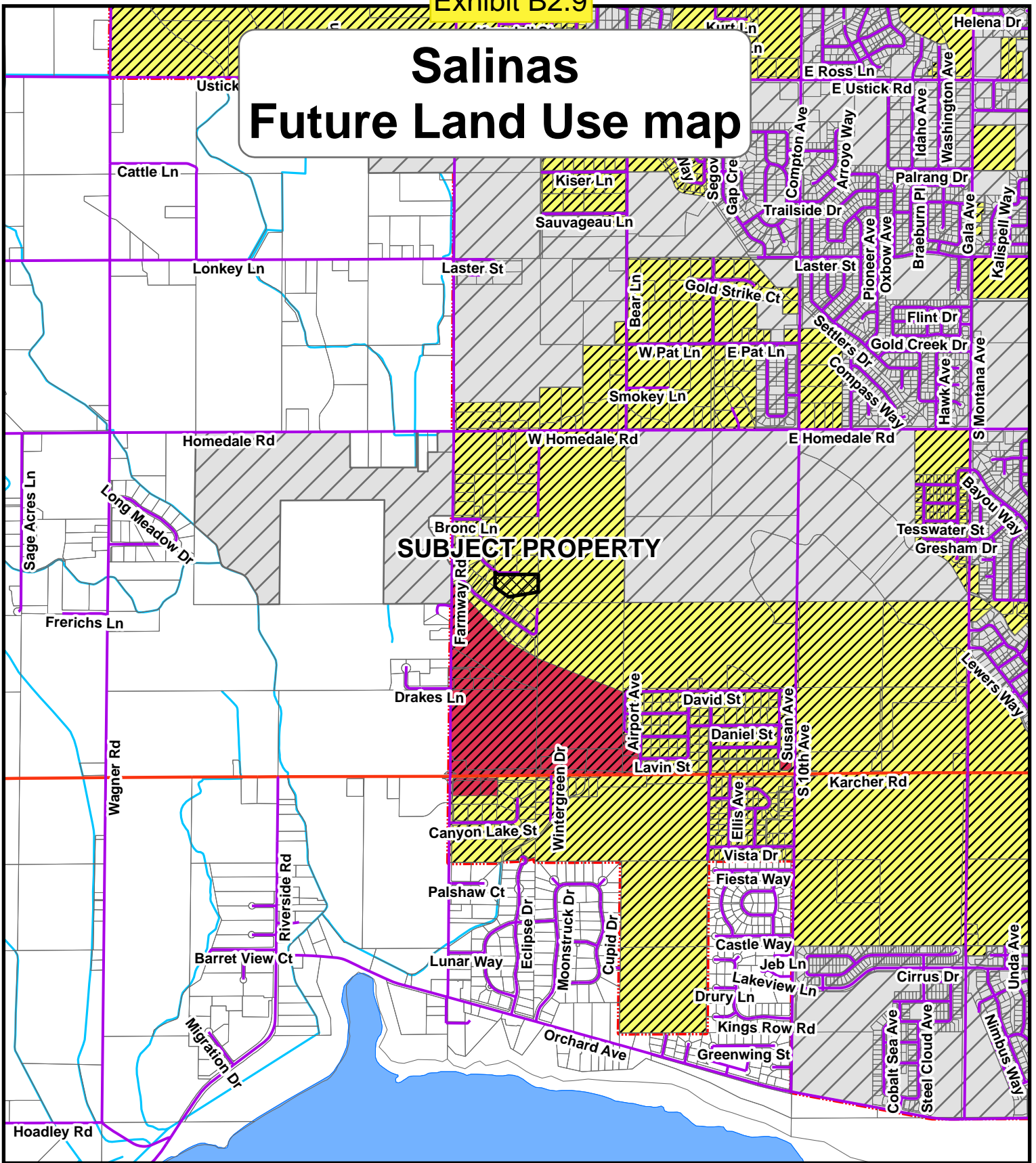
House Hold 2025-2050

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



Salinas Future Land Use map

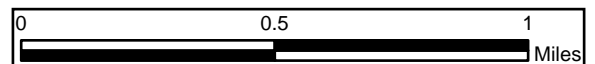
SUBJECT PROPERTY



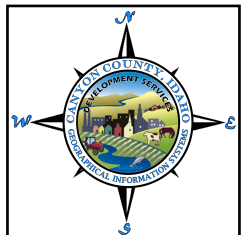
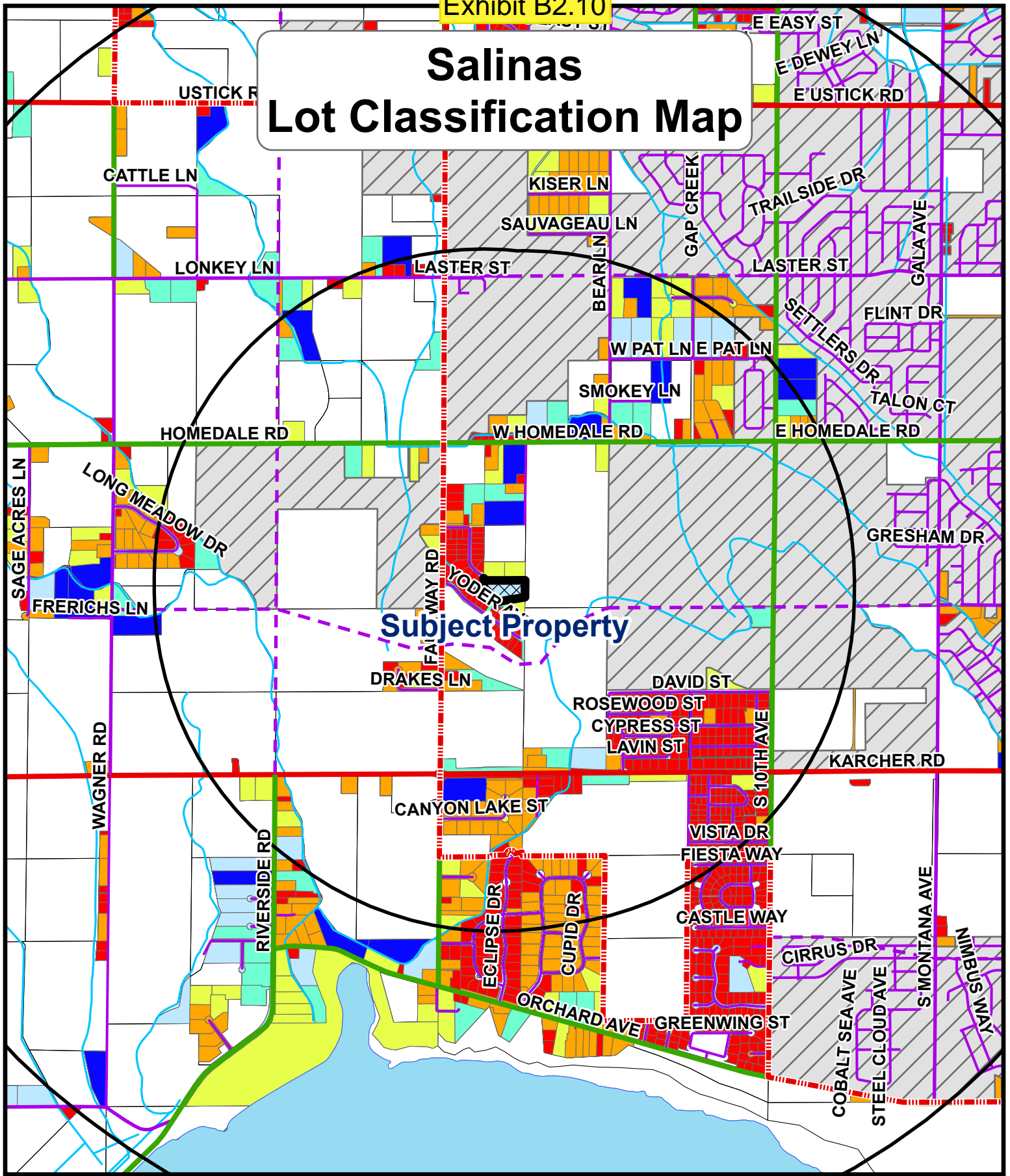
Legend

Future Land Use 2030

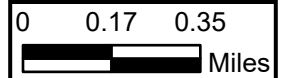
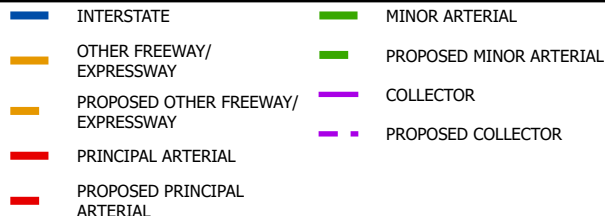
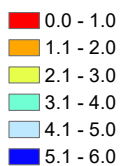
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



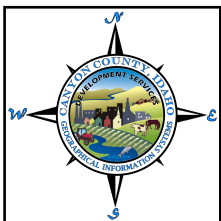
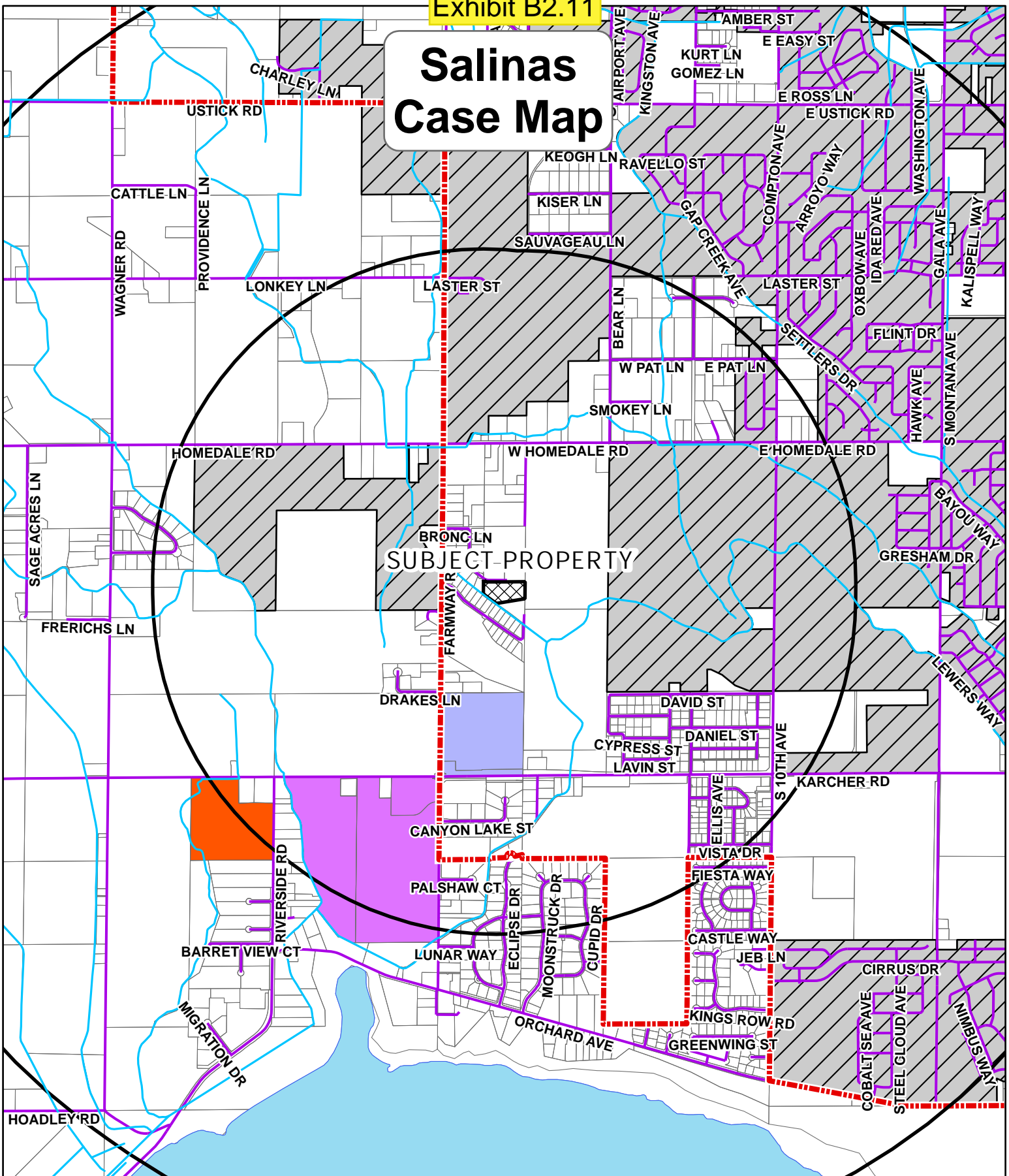
Salinas Lot Classification Map



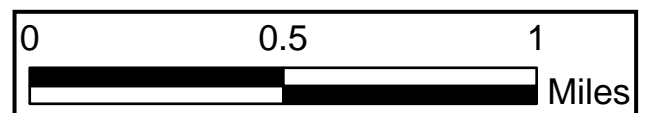
Lot Size



Salinas Case Map



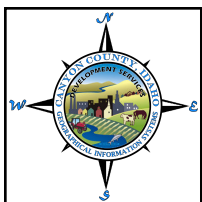
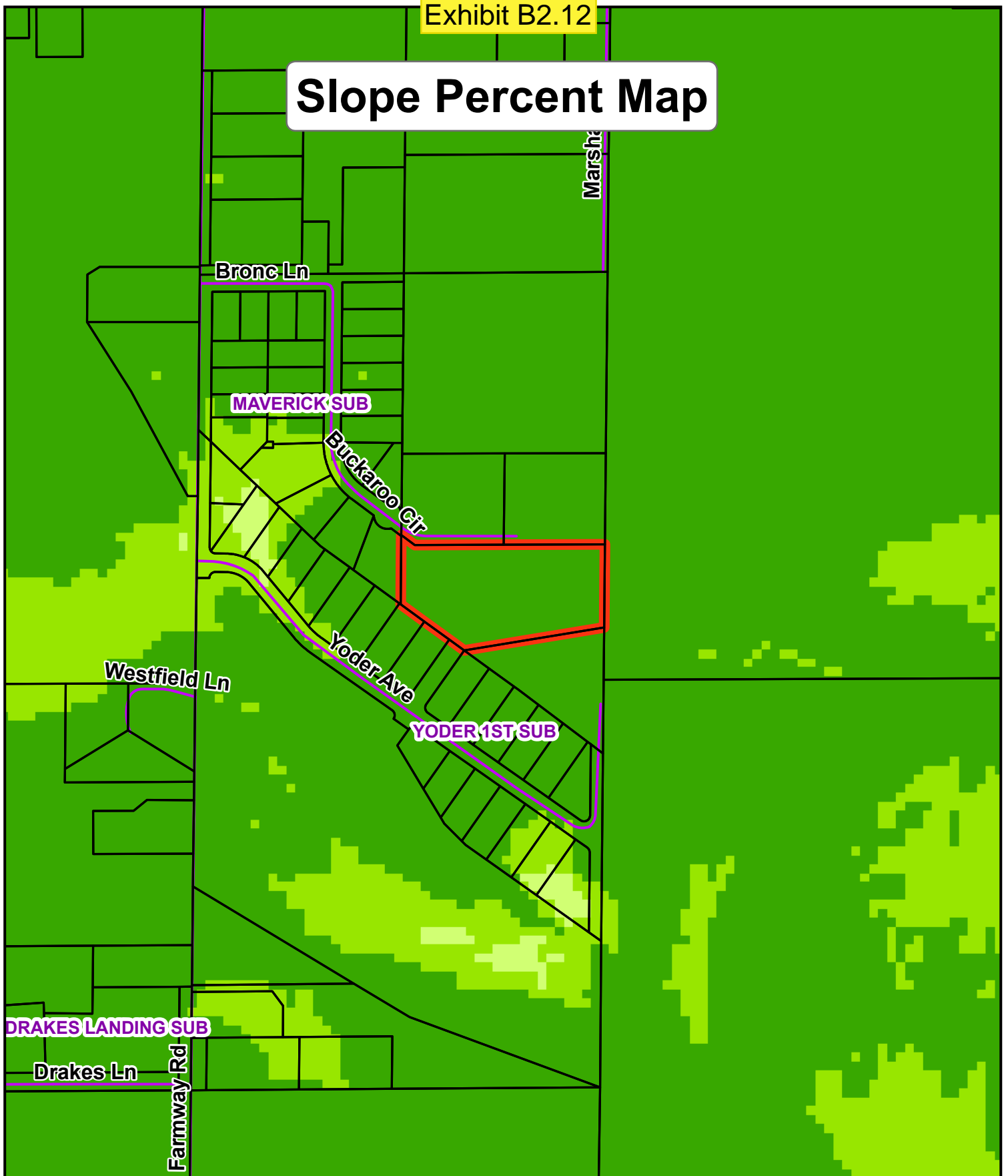
YEAR	
Year	
2020	2023
2021	2024
2022	2025



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2018-0002	Rezone A to CR-C1, CR-C2, CR-R1 & Comp plan change	Karcher Farm, LLC	APPROVED
2	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

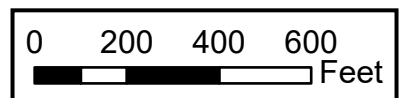


EXHIBIT C

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 Crawforth <Brian.Crawforth@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): _____

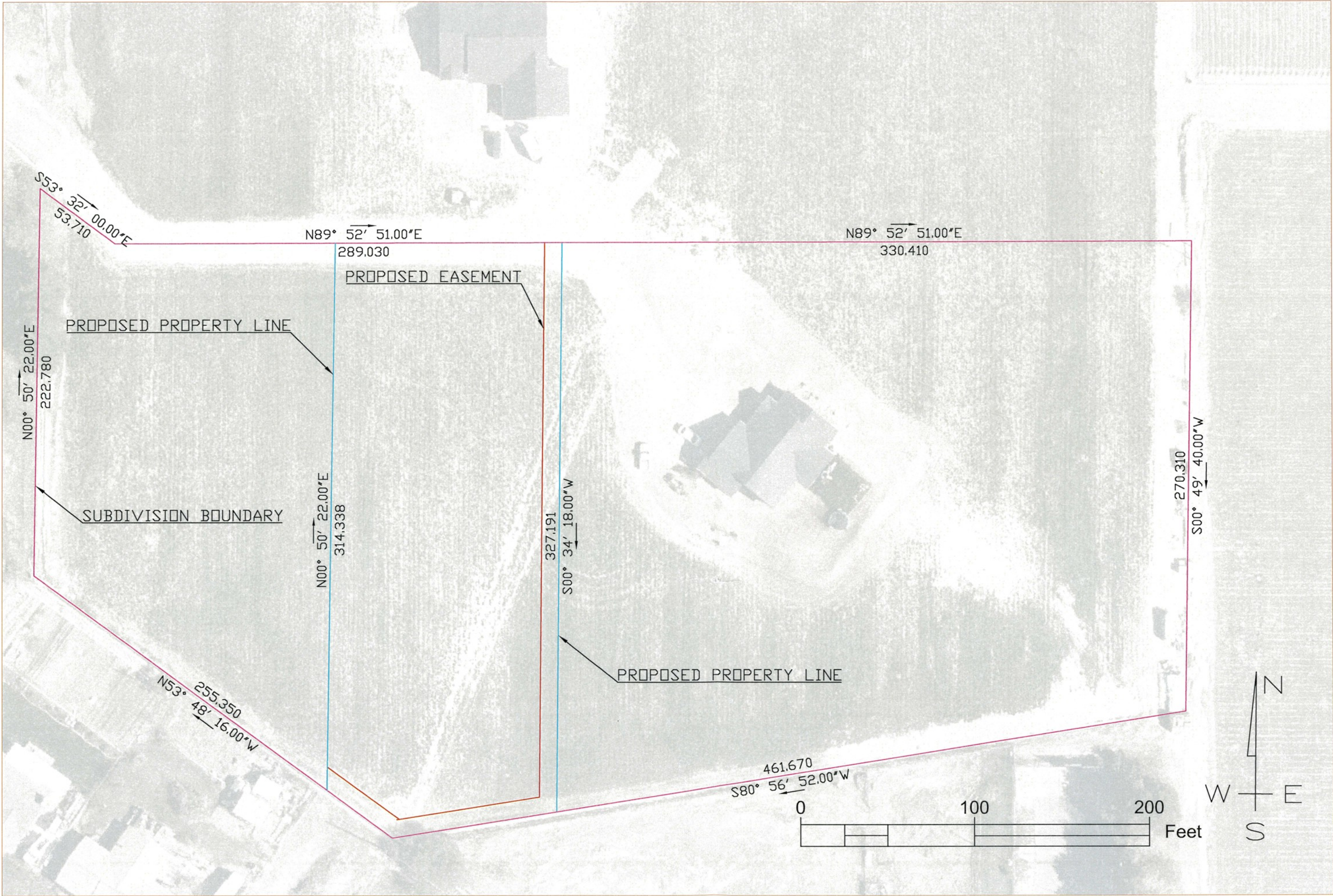
Property is located in: ☐ City ☒ Impact Zone ☒ CountyIs the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ NoWater supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

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", is written over a light blue horizontal line.

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@civildynamics.net' <amy@civildynamics.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>;

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 <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com';
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 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>;
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 <developmentreview@blackcanyonirrigation.com>; 'carl@blackcanyonirrigation.com'
 <carl@blackcanyonirrigation.com>; 'dpopoff@rh2.com' <dpopoff@rh2.com>; 'aflavel.bkirrdist@gmail.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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 <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>;
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 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org'
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 <kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>; 'melbacemetery@gmail.com'
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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'

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 '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 <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@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>; 'idahoooo@gmail.com' <idahoooo@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

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

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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EXHIBIT 4

Agency Comments Received by November 25, 2025

Board of Canyon County Commissioners

Case # RZ2024-0002

Hearing Date: December 5, 2025

Emily Bunn






From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, August 19, 2025 12:36 PM
To: Emily Bunn
Subject: Fw: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Typo sorry

Areas within 1 mile of the fire station are indicated in the green zone and department services can be expected within normal response times pending total call volume.

Fire Risk Assessment

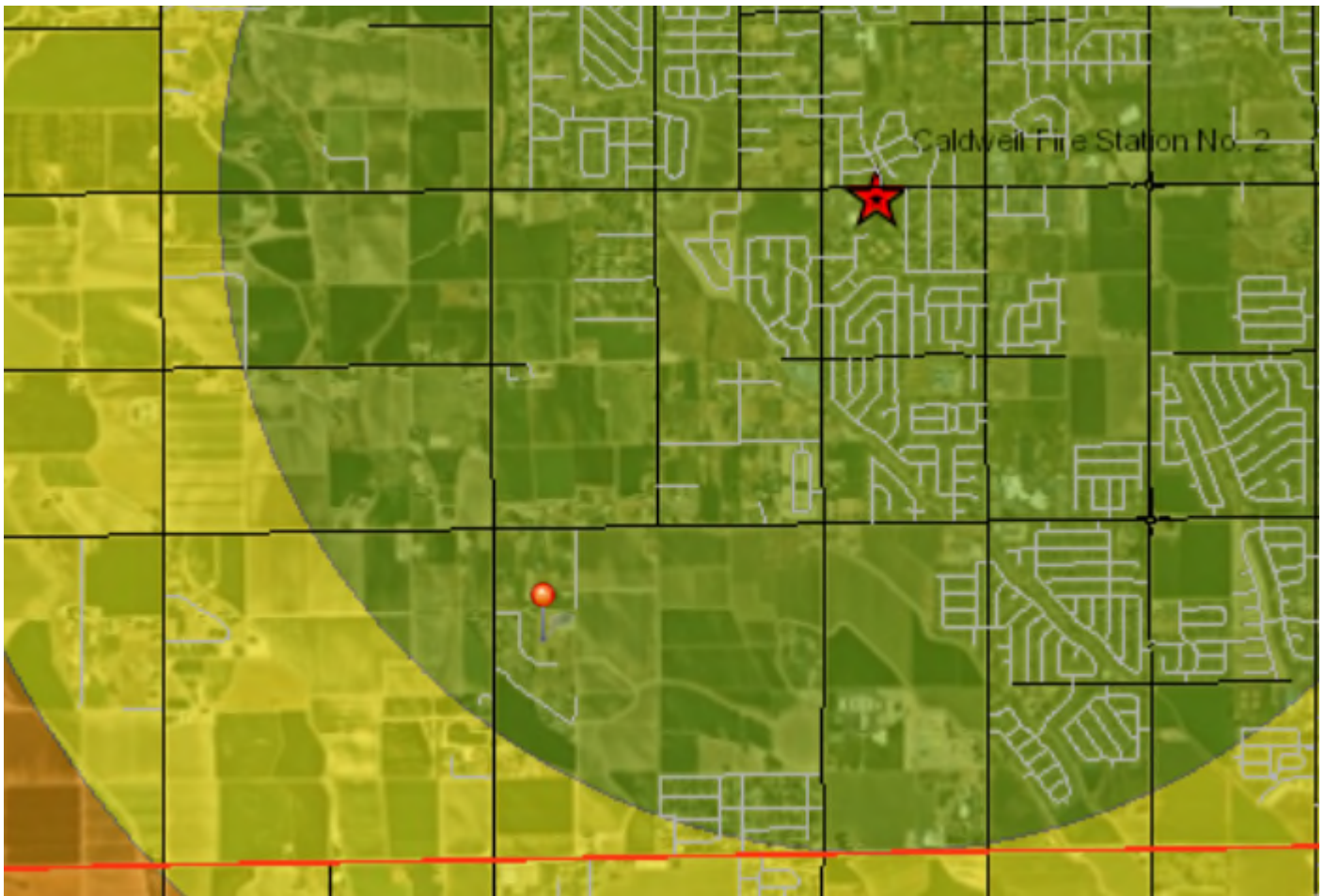
Distance

-  1 Mile
-  2 Mile
-  3 Mile
-  4 Mile
-  5 Mile

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, August 19, 2025 12:27 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Station 12 724 E Ustick Rd. Caldwell,
Distance: 4.2 miles
Estimated response time: 9 min

Areas within 5 miles of the fire station are indicated in the green zone and department services can be expected within normal response times pending total call volume.



From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, August 19, 2025 11:58 AM
To: Alan Perry <aperry@cityofcaldwell.org>
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Thank you Chief Perry. The reason I ask for the response time is our chairman of the Planning and Zoning Commission has been asking for them a lot recently, so whenever you can provide them, it would be much appreciated.

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: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, August 19, 2025 11:25 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Copy,

Thats not typically included in a zoning form. I'll get the info to you and alter the form for future use!

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, August 19, 2025 11:14 AM
To: Alan Perry <aperry@cityofcaldwell.org>
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Hi Alan,

Thank your sending the letter over again.

The Planning and Zoning Commission generally likes to see the estimate response time for nearest the fire station or couple nearest fire stations... is that something you can provide? I didn't see a time estimation in the letter which is why I ask, but please let me know if I am missing something.

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: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, August 19, 2025 11:10 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Let me know if you need something else

-AP

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, August 19, 2025 8:36 AM
To: Alan Perry <aperry@cityofcaldwell.org>; Lisa Richard <lrichard@cityofcaldwell.org>
Subject: RE: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Hi Alan and Lisa,

Could I get an estimated response time for Parcel R32703010B (15821 God's Way Lane Caldwell, ID 83607) when you get a chance? It is for an upcoming public hearing on Thursday for Case #RZ2024-0002.

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: Alan Perry <aperry@cityofcaldwell.org>
Sent: Thursday, July 10, 2025 1:43 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Lisa Richard <lrichard@cityofcaldwell.org>
Subject: Re: [External] RE: Agency Notice for RZ2024-0002 / Salinas

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, July 10, 2025 11:02 AM
To: Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>
Subject: FW: [External] RE: Agency Notice for RZ2024-0002 / Salinas

Hi Lisa and Alan,

I wanted to check in and see if you had any comments on the attached application for a rezone (they are proposing three (3) lots)? It is near City Limits off of Farmway Rd.

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: 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.Crawforth@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

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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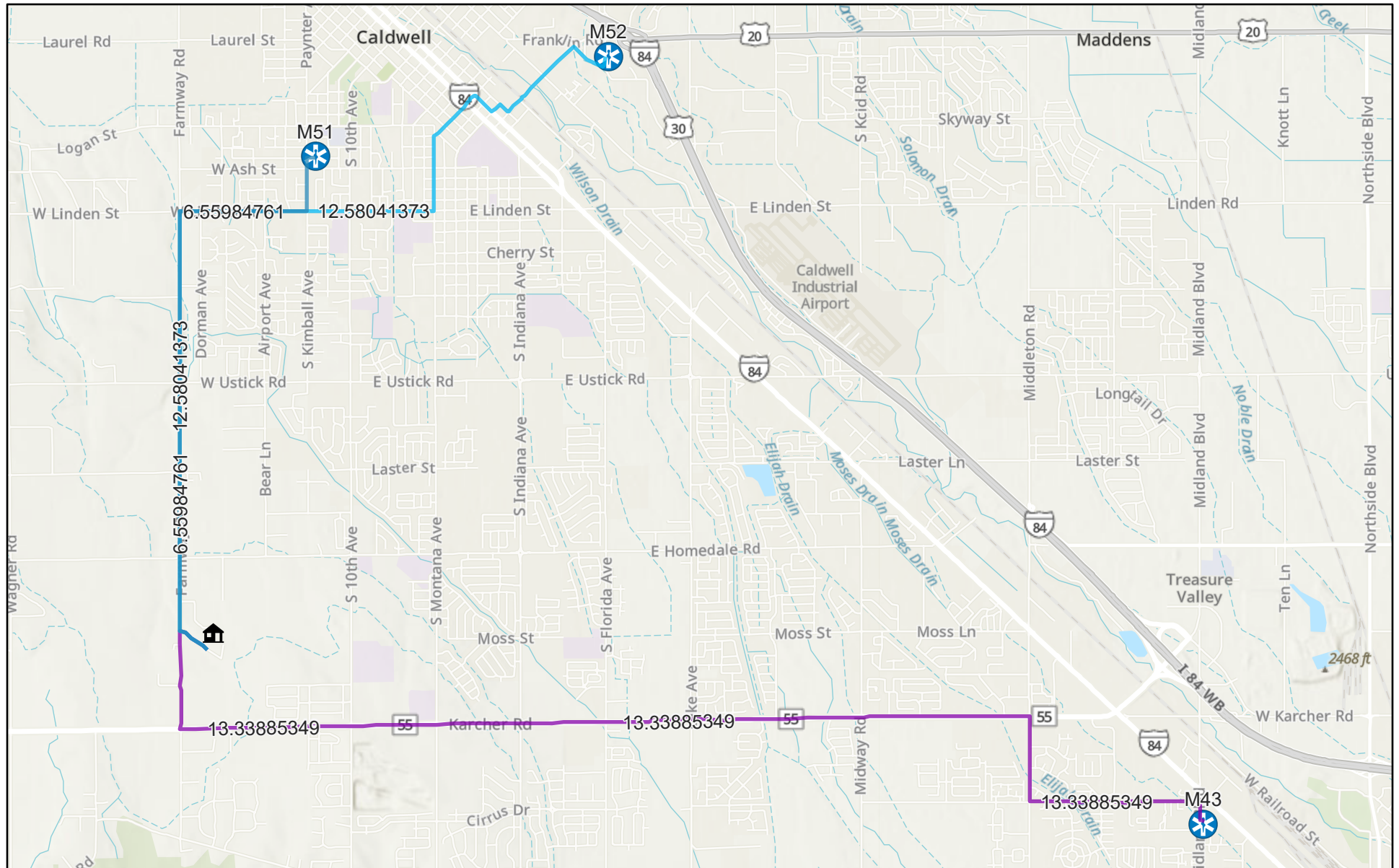
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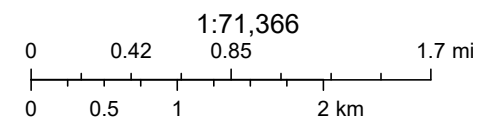
All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e-mail and destroy copies of the original message.

Gods Way Response Times



8/19/2025

- Route 1 - 1 - 1
- Route 1 - 1 - 1
- M52 station
- M43 station
- M51 station
- Gods Way Dev
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Emily Bunn

From: Caitlin Ross
Sent: Tuesday, November 4, 2025 12:24 PM
To: Emily Bunn
Cc: 'Morgan Bessaw'
Subject: RE: [External] RE: Agency Notice RZ2024-0002 / Salinas

FYI – thanks!

Caitlin

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Tuesday, November 4, 2025 11:47 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice RZ2024-0002 / Salinas

Hi Caitlin,
That proposed zone appears to be in alignment with our Future Land Use Map so we do not have any concerns.

Thank you,



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, October 31, 2025 9:31 AM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Debbie Geyer <dgeyer@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.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>; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <eIngram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <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>; 'Kendra.Conder@itd.idaho.gov' <Kendra.Conder@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>

Subject: Agency Notice RZ2024-0002 / Salinas

Dear Agencies,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments received, they were included in the Staff review.

No response is required unless there is an update to your original comments. Written testimony is due by **November 25, 2025**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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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1pm – 5pm

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

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EXHIBIT 5

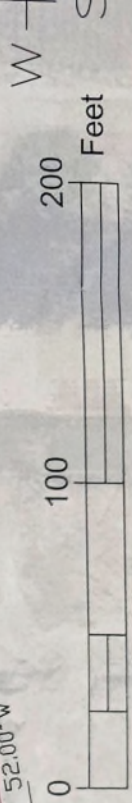
Additional Supplemental Materials Received by November 25, 2025

Board of Canyon County Commissioners

Case # RZ2024-0002

Hearing Date: December 5, 2025

Exhibit 5a



RZ2024-0002
15821 Gods Way Lane
Caldwell, ID 83607

Background

- Parcel is 4.48 acres located along a private road
- Two dwellings are currently on the parcel in adherence with current zoning
- Request is to change zoning from Rural Residential to Single-Family Residential
- Applying for rezone to construct a house for my family on an acre lot

Rezone Reasoning & Proposal

- Due to current zoning we cannot proceed with a short plat to subdivide existing lot
- Are proposing splitting the existing parcel into three lots
 - Two (2), 1-acre lots
 - One (1), 2.48-acre lot
- In August 2025, Planning and Zoning Commission recommended denial of request due to concerns about development density

Proposed Layout

- See [parcel plot](#)
- Includes three parcels with setbacks, easements overlaid on an aerial image

Lot Size Concerns

- R-1 Zoning allows for 12,000 square foot lot sizes if connected to city services
- City of Caldwell sewer and water facilities do not exist near the parcel
- Typically, City of Caldwell does not allow county parcels to be connected to city services without being annexed into the City limits
- To annex into any City in Idaho the parcel must be contiguous to that City's limit boundary, Idaho State Statute 50-222
- Nearest City limit is approximately a quarter mile east of the parcel

Site Limitations

- Number of lots are inherently reduced due to requirements associated with the separation requirements from domestic wells and septic systems
- Subsurface disposal systems requirements are governed by the Department of Environmental Quality Technical Guidance Manual
- Canyon County setback requirements

	Front	Side	Rear	Corner
R-1 Zone	20'	10'	20'	20'

- Existing on site infrastructure

Technical Guidance Manual

- Horizontal separation requirements for a drainfield

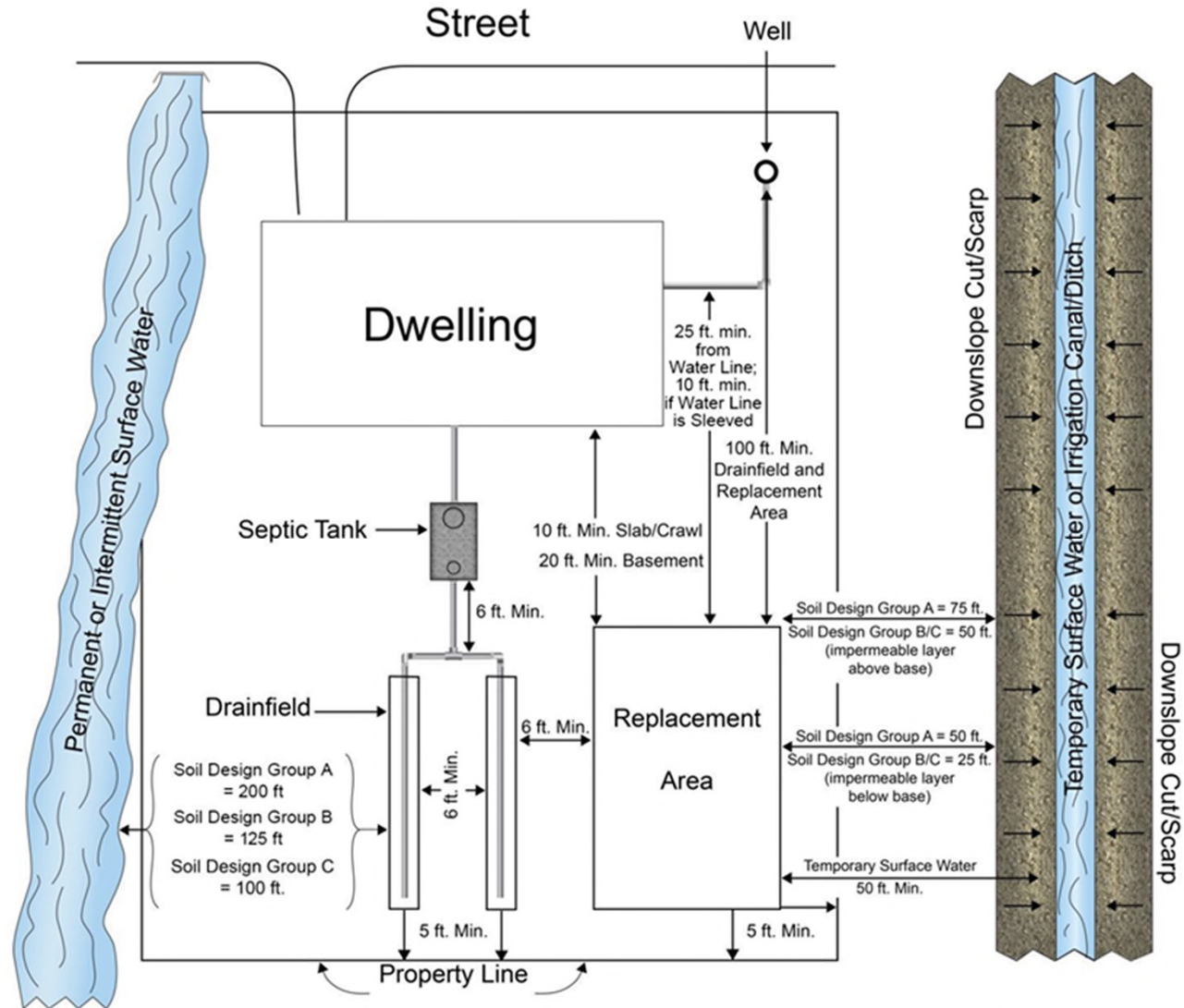


Figure 3-1. Horizontal separation distance requirements for a standard drainfield (IDAPA 58.01.03.008.01.d and 58.01.03.008.03).

Technical Guidance Manual

- Horizontal separation requirements for a septic tank

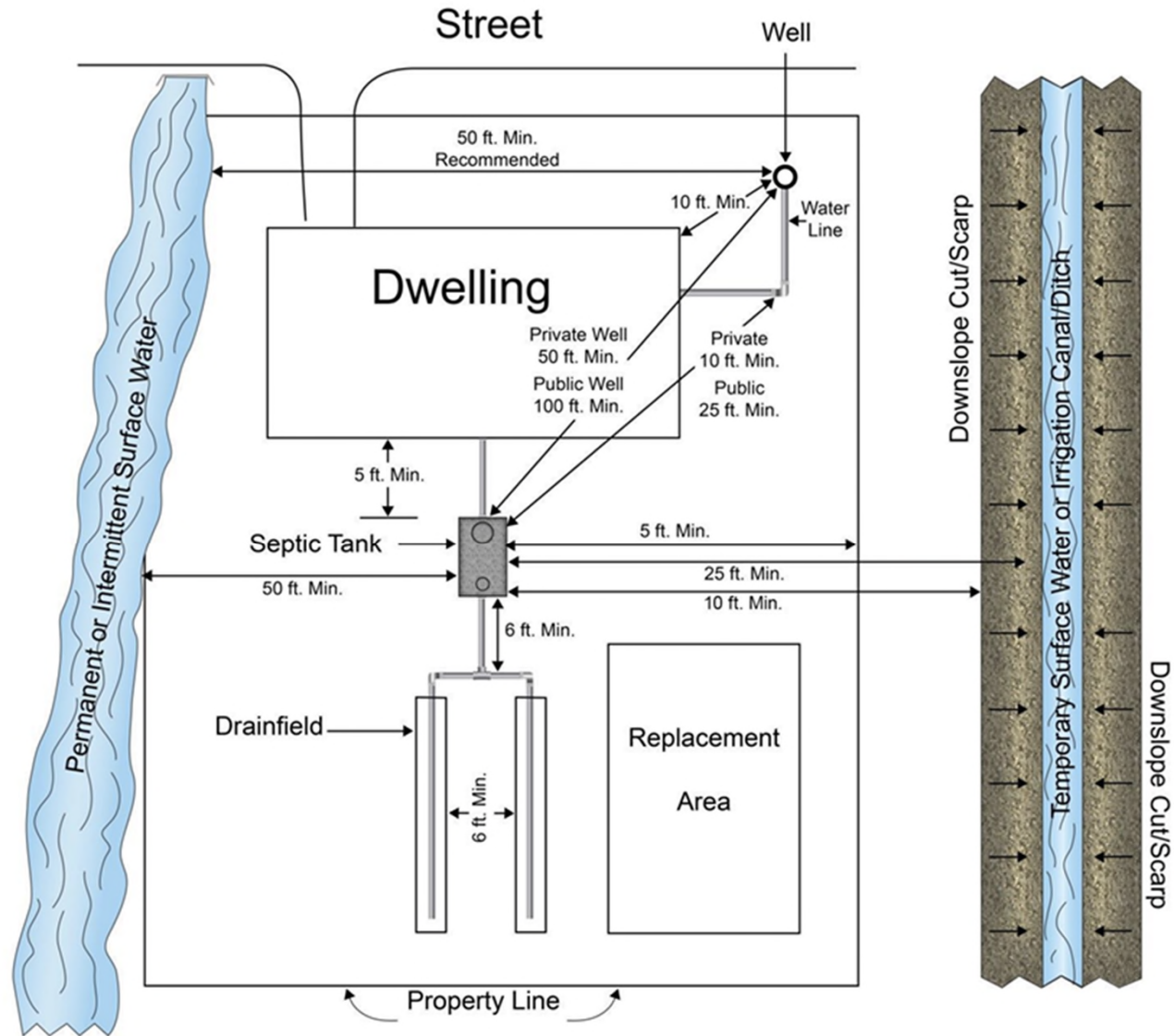


Figure 3-2. Horizontal separation distance requirements for a septic tank (IDAPA 58.01.03.007.17).

Well & Septic Separation Assumptions

- Each proposed lot will have individual well and septic systems
- Each septic system is a traditional septic system
- Soil conditions are a Type A soil based on existing drain fields on site

Separation Evaluation

- See [Separation Plot](#)
- Includes proposed dwelling on center lot
- Proposed dwelling is a four bedroom home approximately 2500 SF

Well & Septic Separation Conclusions

- Based on separation requirements, west and center lots can not add a secondary dwelling due to separation requirements
- Due to configuration of existing dwelling on east lot it is unlikely that a secondary dwelling would meet separation requirements due to adjacent parcels

Request

- Planning and Zoning staff recommended approval prior to Planning and Zoning meetings
- Have shown that the concerns raised by Planning and Zoning Commission are not necessarily a concern due to other restrictions associated with wells and septic and connection to city services
- Request that Board of Canyon County Commissioners consider and approve rezone

Exhibit 5c

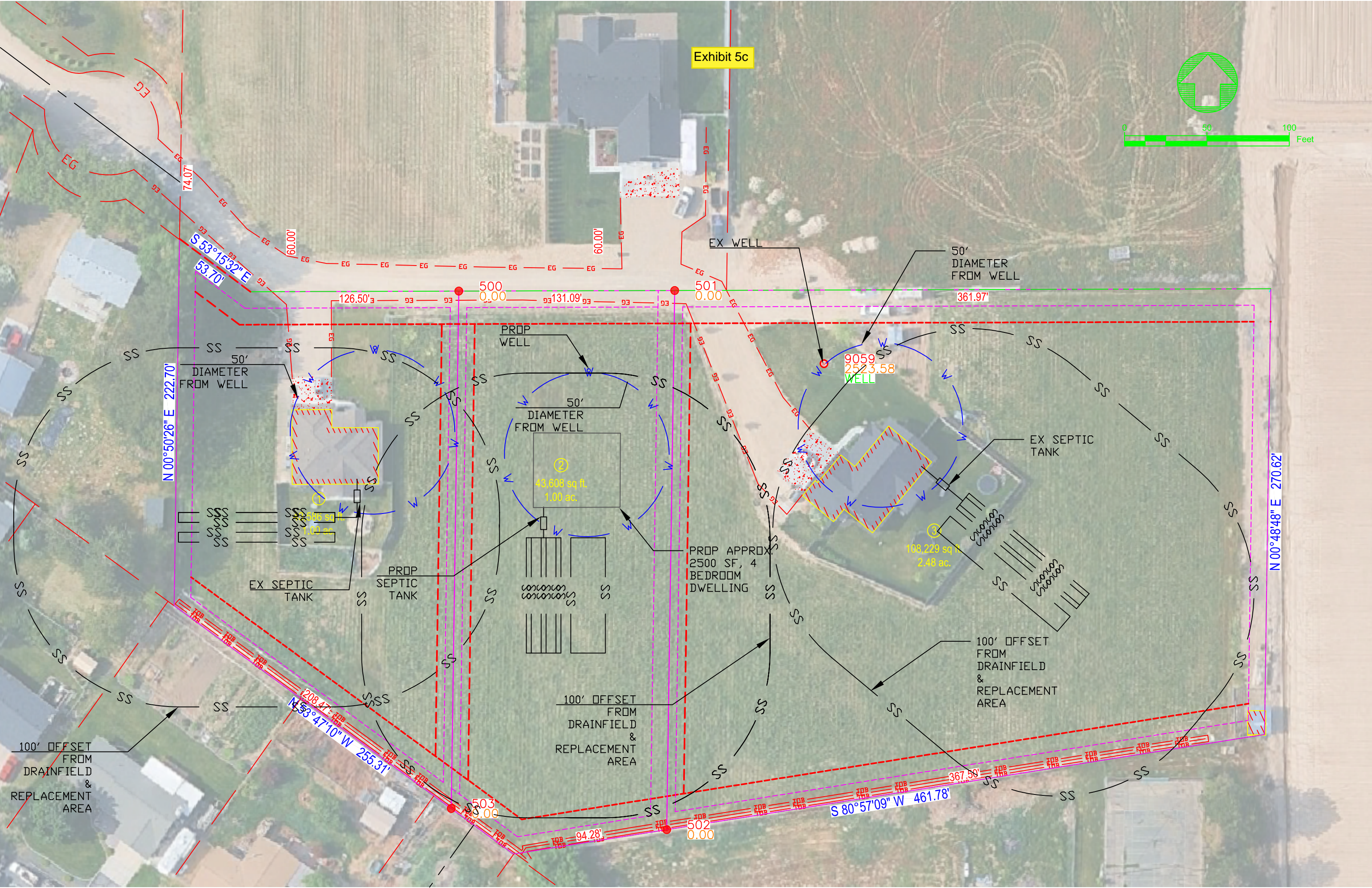


Exhibit 5d



10' SETBACK & EASEMENT

N 00°50'26" E 222.70'

S 53°15'32" E 53.70'

10' EASEMENT

①
43,586 sq. ft.
1.00 ac.

10' SETBACK

5' EASEMENT

20' SETBACK

10' EASEMENT

N 53°47'10" W 255.31'

20' SETBACK

②
43,608 sq. ft.
1.00 ac.

5' EASEMENT

10' SETBACK

10' SETBACK & EASEMENT

20' SETBACK

503
0.00

10' EASEMENT

94.28'

502
0.00

10' EASEMENT

361.97'

20' SETBACK

10' SETBACK & EASEMENT

③
108,229 sq. ft.
2.48 ac.

5' EASEMENT

10' SETBACK

20' SETBACK

10' EASEMENT

S 80°57'09" W 461.78'

367.50'