



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Nancy Roe</u>	
	MAILING ADDRESS: <u>22678 Notus Rd. Caldwell, Idaho 83607</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</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>Nancy Roe</u> Date: <u>2-4-25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Alexas Sletten and Brittany Andrews</u>	
	COMPANY NAME: <u>Andrews Construction LLC.</u>	
	MAILING ADDRESS: <u>26731 Homedale Rd. Wilder, Idaho 83676</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>

SITE INFO	STREET ADDRESS: <u>22692 Notus Rd. Caldwell, Idaho 83607</u>	
	PARCEL NUMBER: <u>R36020</u>	
	PARCEL SIZE: <u>71.12 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Ag / Agricultural</u>	PROPOSED ZONING: <u>Commercial, Residential, Ag</u>
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>Canyon County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CL2025-0008</u>	DATE RECEIVED: <u>6-30-25</u>
RECEIVED BY: <u>M. Barron</u>	APPLICATION FEE: <u>263000</u> ☒ CK ☐ MO ☐ CC CASH

Cond. Rezone 1250
Dev. Agreement 500
> 100 acres (10x40) 22x40 = 880
2630



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

- ☐ Rezone
- ☐ Conditional Rezone with Development Agreement

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

Description	Applicant	Staff
Master Application completed and signed.		X
Letter of Intent (see standards on next page) <i>with site plan</i>		X
Land Use Worksheet		X
Neighborhood Meeting form was completed and signed		X
Completed Agency Acknowledgement form including:		X
Southwest District Health		
Irrigation District		X
Fire District		X
Highway District/Idaho Transportation Dept		X
Area of City Impact (If applicable) <i>Greenleaf</i>		X
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		<i>concept plan</i> X
Deed or evidence of property interest to the subject property		X
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule		
Fees are non-refundable		

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

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Nancy Roe</u>
	MAILING ADDRESS: <u>22678 Notus Rd. Caldwell, Idaho 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
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>Nancy Roe</u> Date: <u>2-4-25</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Brittany Andrews and Alexas Sletten</u>
	COMPANY NAME: <u>Andrews Construction LLC.</u>
	MAILING ADDRESS: <u>26731 Homedale Rd. Wilder, ID 83676</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>22692 Notus Rd. Caldwell, Idaho 83607</u>
	PARCEL NUMBER: <u>R36020</u>
	PARCEL SIZE: <u>71.12 Acres</u>
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <u>Ag / Agricultural</u>
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <u>Residential & Commercial</u>
	FLOOD ZONE (YES/NO) <u>NO</u>
	ZONING DISTRICT: <u>Canyon County</u>

Check the applicable application type:

- ☒ Comprehensive Plan **Map** Amendment (change the future land use designation)
☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>OR2025-6018</u>	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: <u>3850</u> ☒ CK ☐ MO ☐ CC CASH

Comp Plan Amend 3200
Notification 600
Case Maps 50



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

AFFIDAVIT OF LEGAL INTEREST

I, Nancy Roe (name), 22678 Notus Rd. (address)
Caldwell (city), Idaho (state), 83607 (zip code)

being first duly sworn upon oath, depose and say:

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

Alexas Sletten (name), 26731 Homedale Rd. Wilder, ID 83676 (address)

to submit the accompanying application pertaining to the subject property.

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

Dated this 10 day of February, 2025.

Nancy Roe (signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 10 day of February, in the year 2025, before me Stefanie Polatis
a notary public, personally appeared Nancy Roe, 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: Stefanie Polatis
My Commission Expires: 1/22/2030
namfa

Dear Members of the Planning and Zoning Commission,

Please accept this Letter of Intent as part of our formal application to amend the zoning designation for a 15-acre portion of our family property. Our family has a deep-rooted history on this land, and this request is born out of a desire to preserve our agricultural legacy while providing a sustainable path for the next generation.

Description of the Amendment and Necessity of the Request

The proposal involves rezoning a 15-acre parcel located on the northeast corner of the property to a residential designation. This amendment is necessary to allow my granddaughter and her husband to establish a permanent family home. By residing on-site, they will be positioned to take over the active management and farming of the remaining agricultural acreage, ensuring the continuity of our family's stewardship.

To address density concerns and improve the overall aesthetic of the site, we are committing to the removal of the existing modular trailer house currently situated on the main property. This ensures that the transition to a permanent residence results in a minimal net impact on the land's footprint.

General Compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A)

This request aligns with the Canyon County Comprehensive Plan by promoting "Agri-Residential" synergy. While the 15 acres will be designated for a home, the land use will remain inherently rural.

- **Preservation of Productivity:** By clustering the residential use on this specific corner, we preserve the large-scale productivity of the primary agricultural tract.
- **Support of Rural Economy:** Providing housing for family members who labor on the land ensures the long-term viability of small-scale farming in Canyon County, a core goal of the Comprehensive Plan.

Why the Request is More Appropriate than the Current Designation (Section 07-06-03(1)B)

The current strictly agricultural designation does not account for the functional necessity of on-site stewardship.

- **Generational Succession:** The amendment provides a legal framework for "succession housing." Without this change, the younger generation cannot feasibly manage the agricultural operations, risking the eventual sale or neglect of the land.
- **Modernization of the Site:** Replacing an older modular unit with a modern, permanent residential home increases the property's long-term value and adheres more closely to current building standards than the status quo.

Compatibility with Surrounding Land Uses (Section 07-06-03(1)C)

The surrounding area is a mosaic of agricultural operations, existing residential homes, and light commercial use. Our proposal serves as a natural buffer zone. The residential parcel will maintain significant setbacks and low-density characteristics, ensuring it integrates seamlessly with neighboring homes while upholding the quiet, rural character of the community.

Development Trends in the General Area (Section 07-06-03(1)D)

The general area of Canyon County has seen a consistent trend toward rural diversification. There is an increasing shift toward smaller-acreage "hobby farms" and family-run agricultural estates. This request follows that trend by moving away from industrial-scale farming toward a sustainable, family-managed model that balances housing needs with land preservation.

Potential Impacts to Public Services and Facilities (Section 07-06-03(1)E)

The impact on public services will be negligible:

- Infrastructure: The addition of a single-family home does not require the extension of high-capacity public utilities.
- Traffic: The removal of the modular unit and the replacement with one permanent residence results in a neutral impact on local traffic patterns and road maintenance.

Potential Impacts to Groundwater (Idaho Code Section 67-6537(4))

We are committed to protecting our shared natural resources. The proposed residential site will utilize a private well and septic system designed and permitted in strict accordance with Southwest District Health standards. By maintaining the majority of the acreage in its natural or farmed state, we ensure continued permeable surface area for aquifer recharge.

This proposal is a carefully considered and necessary amendment that balances responsible development with the continued use of the land for agricultural and residential purposes. It reflects both our family's long-term goals and the evolving needs of the community. We look forward to discussing how this plan secures the future of our family legacy while respecting the interests of Canyon County.

Sincerely,

A handwritten signature in blue ink that reads "Nancy Roe". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the name.

Nancy Roe

Easement off Notus Road for access to 15-acre parcel

Shed and singlewide to be removed upon residence completion.

Home set in corner of property to preserve majority of farmland for AG production

15-Acre parcel to be split



R36020010

R36020

Notus Rd

Notus



Storage
sheds

Small mobile
home - no
address

22692 Notus Rd.
Original house on
property
parcel#R32060

Pump
house w/
lean-to

Horse Barn
w/lean-to

Lean-to's

Storage
Shed

Hay shed

Lean-to/tool
shed

Storage shed

Car
garage

Shop w/lean-to

22678 Notus Rd.
Home #1 on
parcel#R36020010

R36020010

T 04029

22660 Notus Rd. Home
#2 on parcel#R36020010

Tool shed

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



LAND USE WORKSHEET

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

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: Individual Domestic Well Centralized Public Water System City

N/A – Explain why this is not applicable: _____

How many Individual Domestic Wells are proposed? _____

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: None Height: WA

8. STORMWATER:

Retained on site

Swales

Ponds

Borrow Ditches

Other: NA

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

Ditch / canals

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

Residential 1

Commercial _____

Industrial _____

Common _____

Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: NA

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: _____

Emily Bunn

From: [REDACTED]
Sent: Wednesday, January 28, 2026 3:59 PM
To: Emily Bunn
Subject: Re: [EXTERNAL] Alkaline soil

Hi Emily,

Thank you for sending this information over, and thank you as well for the recap email from our meeting last week — it was very helpful.

To clarify your first question, yes, the high alkaline soil is located within the larger approximately 18-acre area that is proposed for commercial use, not within the residential portion.

After reviewing your guidance and discussing internally, we do not intend to pursue semi-truck parking, overnight truck stays, maintenance activities, or any type of transit or trucking terminal or service facility use on the property. There would be no sleeper trucks, on-site amenities, fueling, or repair activity associated with this proposal.

At this time, we are focusing on a low-intensity use limited to residential-oriented storage and parking (boats, campers, RVs, and personal trailers only). Given that intent, we do not plan to add “commercial and private off-street parking” as an additional use if it would broaden the scope to include semi-truck parking. Our goal is to keep the use narrowly defined and clearly distinguish it from trucking or industrial operations.

We understand your comments regarding zoning and agree that, if commercial parking were to be included, a C-2 designation would be more appropriate than C-1 but feel the current classification still stands. We are revising the Letter of Intent accordingly to clearly state the requested zone and to address the conditional rezone criteria you outlined, including consistency with the Comprehensive Plan, compatibility with surrounding uses, infrastructure capacity, traffic impacts, legal access, and impacts to public services.

We are also working on adding proposed conditions of approval to strengthen the application, including fencing and/or buffering, limitations on allowable uses on the commercial portion, and other reasonable conditions to ensure compatibility with surrounding properties.

Once the revised Letter of Intent is complete can we send it for review to see if we may have missed anything?

Thank you again for your guidance throughout this process.

Best regards,

On Wed, Jan 28, 2026 at 2:07 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Are you still wanting to call and discuss the application today?

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)

Monday, Tuesday, Thursday and Friday

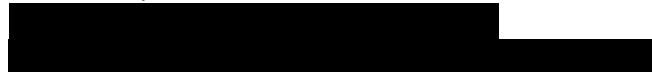
8am – 5pm

Wednesday

1pm – 5pm

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



Subject: RE: [EXTERNAL] Alkaline soil

Hello,

If you want to give me a call around 2 p.m. on Wednesday, that should work fine.

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

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 [REDACTED]
Sent: Monday, January 26, 2026 1:58 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [EXTERNAL] Alkaline soil

Hey Emily,

Can we connect for a phone call on Wednesday this week? I'm free anytime from 10am-4pm.

Thanks

On Tue, Jan 20, 2026 at 12:40 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Thank you for sending this my way. To be clear, the high alkaline soil is in the 18-acre area you are proposing for commercial?

Also, thank you for the recap email sent last week on our meeting.

I talked to my supervisor on if semi-truck parking would be considered a similar use to "ministorage and/or RV storage" as identified in our Land Use Matrix. Per my discussion with him, he suggested adding "commercial and private off street parking" as an additional use requested with this rezone on the property. This would cover semi-truck parking for storage purposes, as RV park storage and ministorage are generally related to RV parking or storage units only.

If you decide you want to add "commercial and private off street parking" as an additional use, I would also ask that you edit your letter of intent to reflect this.

Additionally, I wanted to suggest that if you envision truckers spending the night in their trucks (if they have sleepers for example), doing maintenance on trucks, and there will be amenities on site for them, you also add transit or trucking terminal and/or service facility as an additional use. I just wanted to give you this option in case you foresee this type of business occurring on site. If you want to review all of uses in our land use matrix, see here:

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

In looking at the letter of intent, I do not see discussion of the conditional rezone criteria. I suggest adding more information on these below questions, as this criteria will be considered along with the comprehensive plan map amendment criteria. Also, please add which zone you are requesting (likely C-2 zone if you want to add commercial parking as an additional use, as it is not allowed in the C-1 zone and a conditional use permit would be required to do a trucking terminal use on the property).

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;

3. Is the proposed conditional rezone compatible with surrounding land uses;
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
6. Does the proposed conditional rezone 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? What measures have been taken to mitigate traffic impacts?
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)

If you have any proposed conditions you are fine with adding to the case, I would also suggesting adding those. For example you could propose any of these conditions:

A chain-link fence of a certain height to obscure storage uses

If not a site-obscuring fence, another buffer of some sort (like a landscape buffer)

Restricting secondary residences on the proposed 14.5 acre parcel and/or adding a building envelope for building of future residences and non-agriculturally related buildings on site

Restricting the uses on the commercial portion of the request to: Ministorage and/or RV storage facility, Commercial and private off street parking facilities for vehicles, and/or Transit or trucking terminal and/or service facility

If you have any questions, 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

Website: www.canyoncounty.id.gov

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From: Brittany Andrews <briandrews2015@gmail.com>

Sent: Saturday, January 17, 2026 5:32 PM

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

Subject: Fwd: [EXTERNAL] Alkaline soil

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

From [REDACTED]

Date: Sat, Jan 17, 2026 at 5:28 PM

Subject: Fwd: [EXTERNAL] Alkaline soil

To [REDACTED]

Here is what I got back from Simplot. Please let me know if you would like me to have him come look at it or if this will be sufficient.

Thank you,

Sophie

Sent from my iPhone

Begin forwarded message:

From [REDACTED]
Date: January 16, 2026 at 11:08:34 AM MST
To [REDACTED]
Subject: Re: [EXTERNAL] Alkaline soil

Sophie,

Its good to hear from you!

The first place I would start is to get a soil sample to see exactly what the pH levels and salt levels are in the soil.

At that point we could look and see what amendments would be necessary to apply gypsum, sulfur, etc.

Depending upon what the weed pressure is would determine if killing out the pasture is the easiest option, or if spraying out the broadleaves and overseeding the pasture would be better.

Once the grass is established (either starting over or overseeding), an application of a pre-emergent would be the next step to prevent the annual grasses (cheatgrass) and broadleaves from coming back.

Are the rocky areas comprised of big river rock or is it a lot of really small rocks?

I wouldn't stress the big rocks as long as they aren't sticking out of the ground. Depending on the density of small rocks, the addition to some topsoil in these areas might be a good option;

however, then you run into the issue of gravity irrigation in these areas where the slope of the ground is different.

From my experience, the areas that are hard to irrigate are the first to die out and invite weeds to grow. Often times you can get the ground laser leveled to help the flow of water; however, this can be a costly fix.

If it fits your schedule at some point, I would like to swing by and look at these areas more in depth.

Respectfully,

Nick Brodin

(208)800-1143



From: [REDACTED]
Sent: Friday, January 16, 2026 8:28 AM
To: [REDACTED]
Subject: [EXTERNAL] Alkaline soil

[Warning: External Email]

Good morning Nick,

Hope you are well!

The first time you came out to look at our large pasture, located on Notus Road before the S curve, we discussed how alkaline our soil is and what it might take to get that soil back to a workable state for grass hay.

My question is that since it is so rocky and alkaline can you lay out the recommended steps that could be done to get that growing well? Kind of a start to finish thing?

Would we need to take out that top layer of rocky soil and bring in topsoil? Kill the weeds that are growing on it first? Hit it with certain products?

We have been trying to do a small land division for commercial purposes on that south side of the pasture due to not being able to grow anything but weeds and rocks and the county advised that we present additional information to support our case for the split. Anything you can tell us about alkaline soil and what it takes to get the ph levels to where they need to be and sustained every year would be helpful.

Thank you very much,

Sophie Scott

Emily Bunn

From: [REDACTED]
Sent: Wednesday, February 11, 2026 12:28 PM
To: Emily Bunn
Subject: Re: [External] Letter of Intent Uodaye

C2

On Wed, Feb 11, 2026 at 8:26 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Did you decide which zones you are requesting?

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: Emily Bunn

Sen [REDACTED]

Subject: RE: [External] Letter of Intent Uodaye

Hello,

Sorry for missing your call, I was in a staff meeting.

See my answers below in red.

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: [REDACTED]
Sent: Wednesday, February 4, 2026 10:14 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Hi Emily,

I had a couple of questions regarding the zoning classification for the property—specifically the C2 and C1 designations. Is there a cost difference between them, and do they impact property taxes differently? **No cost difference for our fee purposes. If you have questions on taxing, please reach out to the Assessor's Office.**

Also, even though the residential acreage is classified under residential, can we still use it for agriculture? And would it still qualify for any agricultural tax write-offs? **Yes, you can still use it for agriculture. I do not believe an agricultural exemption is based on zoning, but that is another question for the Assessor's Office.**

Thanks so much for your help!

On Wed, Feb 4, 2026 at 9:57 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Here is the link to the Purposes of the Zones in our Zoning Code:

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3036

Here is also a link to our land use matrix that describes what is allowed in each of the zones:

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

The use you are requesting, would fall under ministorage and/or RV storage.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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Wednesday

1pm – 5pm

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, February 3, 2026 4:10 PM
To: [REDACTED]
Subject: RE: [External] Letter of Intent Uodaye

Actually, I realized your letter of intent does not specify which zones you are requesting. I assuming you are requesting Rural Residential (R-R) zone for residential zoning – (2-acres and above) and C-1 (Neighborhood Commercial) for the RV Storage? Or did you decide on C-2?

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)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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, February 3, 2026 3:46 PM
To: [REDACTED]
Subject: RE: [External] Letter of Intent Uodaye

Hello,

Thank you for sending this over. The letter of intent appears to outline your request and plan for the property well.

My plan is get the initial 30-day agency notice sent out either tomorrow or Thursday. After the agency notice is finished, I will hopefully have a better idea of when scheduling your case for public hearing is feasible.

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)

Monday, Tuesday, Thursday and Friday

8am – 5pm

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1pm – 5pm

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: [REDACTED]
Sent: Friday, January 30, 2026 12:25 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Sophie Arancivia <aranciviasophie@gmail.com>
Subject: [External] Letter of Intent Uodaye

Hey Emily,

Attached is a modified LOI signed please let us know if this is helping us go in the right direction we are totally fine if we can modify and continue to strengthen or if you feel like a line items needs anything else. We are collecting data from local storage places in the area to strengthen it as well.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 22692 Notus Rd.

Parcel Number: R36020

City: Caldwell

State: Idaho

ZIP Code: 83607

Notices Mailed Date: 3-14-25

Number of Acres: 71.12

Current Zoning: Ag

Description of the Request: Permanent rezone with intent to build commercial building.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Nancy Roe

Company Name:

Current address: 22678 Notus Rd.

City: Caldwell

State: Idaho

ZIP Code: 83607

Phone: [REDACTED]

Cell:

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 4-4-25

MEETING LOCATION: 22692 Notus Rd Caldwell, ID 83607

MEETING START TIME: 1pm

MEETING END TIME: 2pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Holly J. Shallberg

Holly J. Shallberg

22692 Notus Rd.

2.

3.

4.

5.

6.

7.

8.

9.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Nancy Roe

APPLICANT/REPRESENTATIVE (Signature):

Nancy Roe

DATE: 4, 4, 25

February 7, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a comprehensive map amendment and a zoning amendment. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows

Date: March 7, 2025

Time: 1pm to 2pm

Location: 22692 Notus Rd. Caldwell, Idaho 83607

Project Overview

The proposed project seeks to amend the zoning and land use of the South and Northeast pasture property to accommodate the construction of an additional dwelling and delegate specific land use designation for residential, commercial, and agricultural purposes. This strategic land use adjustment is intended to support responsible development while maintaining the agricultural character of the remaining property.

Proposed Land Division

Total acreage: 71.12 acres: 14-acres designated for the development of one additional residential property, 18-acres rezoned for commercial use to develop storage facility, 39.12 acres to remain designated for agricultural purposes

Site Description

Commercial rezoning: South pasture with primary access via frontage along Notus Road

Residential rezoning: Northeast pasture with primary access via frontage off Notus Road

*Remaining acreage will continue to be utilized for agricultural purposes

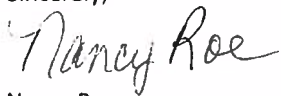
Access Plan

Proposed access for commercial rezoning: Frontage access off Notus Rd coordinates 43.695199, -116.802677

Proposed access for residential rezoning: Frontage access off Notus Rd coordinates 43.701623, -116.802723

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

Sincerely,



Nancy Roe

9589 0710 5270 0342 2402 84

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Total Postage and Fees \$	
Sent To Adam Sorens	
Street and Apt. No., or PO Box No. 22339 Natus Rd.	
City, State, ZIP+4® Caldwell, ID 83607	
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Sent To John Redman	
Street and Apt. No., or PO Box No. 22241 Tucker Rd	
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Sent To Margarete Palallo	
Street and Apt. No., or PO Box No. 22687 Tucker Rd	
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Postage \$	
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Sent To Barbara Ward	
Street and Apt. No., or PO Box No. 22255 Natus Rd	
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☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Postage and Fees \$	
Sent To Sum Shaw	
Street and Apt. No., or PO Box No. 22453 Howe Rd.	
City, State, ZIP+4® Caldwell, ID 83607	
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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Postage \$	
Total Postage and Fees \$	
Sent To Patrick Shanmahan	
Street and Apt. No., or PO Box No. 20482 Red Top Rd.	
City, State, ZIP+4® Caldwell, ID 83607	
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Sent To Don Couch
 Street and Apt. No., or PO Box No. 20024 Red Top Rd.
 City, State, ZIP+4® Caldwell, ID 83607

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Sent To True Living Trust
 Street and Apt. No., or PO Box No. 4771 E Victory Rd
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Sent To Graciela Maceda
 Street and Apt. No., or PO Box No. Po Box 98
 City, State, ZIP+4® Greenleaf, ID 83626

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Sent To Shaw Holdings
 Street and Apt. No., or PO Box No. 12993 Howe Rd
 City, State, ZIP+4® Caldwell, ID 83607

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Total Postage and Fees	
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Sent To Greg Johnson
 Street and Apt. No., or PO Box No. 22133 Notus Rd
 City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Nefali Mejilla
 Street and Apt. No., or PO Box No. 22207 Notus Rd
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Sent To Clements Concrete Street and Apt. No., or PO Box No. 730 N 1500 W City, State, ZIP+4® Orem, Utah 84057	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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Postage \$	
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Sent To Knife River Corp. Street and Apt. No., or PO Box No. 5450 W Gowen Rd. City, State, ZIP+4® Boise, Idaho 83709	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

INSTRUMENT NO. 200408117
QUITCLAIM DEED

FOR VALUE RECEIVED
PROPERTY

NANCY ROE, A MARRIED WOMAN DEALING WITH HER SOLE AND SEPARATE

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

unto Larry D. Roe or Nancy Roe Husband and Wife

whose address is 22692 Notus Rd. Caldwell, Id 83605

the following described premises, to-wit:

The NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4,
section 10, Township 4 North, Range 4 West, Boise Meridian

EXCEPTING therefrom a Strip of land 10 Rods wide across the
North End of the said SW 1/4 of the NE 1/4.

REQUESTED
TYPE Doc Fee 3.00

C NOEL MALES
CANYON COUNTY RECORDER

FEB 12 PM 2 25

RECORDED

200408117

together with their appurtenance.

Dated:

Nancy Roe
Nancy Roe

STATE OF IDAHO, COUNTY OF Canyon

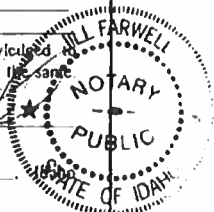
On this 30th day of January 2004

before me, a notary public in and for said State, personally
appeared Nancy Roe

known to me to be the person whose name
subscribed to the within instrument, and acknowledged
me that she executed the same

Will Farwell
Notary Public

Residing at Will Farwell
Comm. Exp. 4/3/07



PIONEER TITLE COMPANY OF CANYON COUNTY

423 So. Kimball, Caldwell, Idaho 83605



PIN: **36020000 0** TAG: **152-00** Current owner: **ROE LARRY D(more)**
AIN: **04N04W101300** TIF: Ownership type: **Fee Simple Ownership**
Status: **Active** County: **14-Canyon** Situs address: **22692 NOTUS RD**
Geocode: Case: Description: **10-4N-4W NE (...)**
Rev acct: **0000059399** Pmt pln: Class: **131 Res Impr on Cat 10**
Tax sale: ACH pln: Roll type: **Real Property**

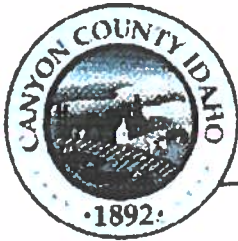
Tax Year **2024** ▼

Parcel Area		
Type	Amount	Unit of Measure
Recorded	70.8500	Acres

Type ▼

Description

Metes and Bounds: 10-4N-4W NE S 35 AC OF SWNE, NWSE LS TX 04029 T72399



AGENCY ACKNOWLEDGMENT

Date: March 4th 2025
Applicant: Alexas Sketten
Parcel Number: R306020
Site Address: 22670 Notus Rd Caldwell Id 83605

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: 3/11/25 Signed: _____

District: Caldwell Rural Fire Dist.

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

Highway District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

Emily Bunn

From: Bob Watkins <bobw@gghd3.org>
Sent: Tuesday, March 4, 2025 3:07 PM
To: Alexas Sletten
Subject: RE: Agency Acknowledgment Golden Gate Highway District- Roe Property
Attachments: Agency ack roe.pdf

Alexas, attached is a signed copy of the agency acknowledgment.

Best,

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

From: [REDACTED]
Sent: Tuesday, March 4, 2025 11:50 AM
To: Bob Watkins <bobw@gghd3.org>
Subject: Agency Acknowledgment Golden Gate Highway District- Roe Property

Hello,

I called today and was advised to send an email over to you regarding getting an agency acknowledgment sign off for a Zoning change we are looking to accomplish. Attached are the details as well as the acknowledgment sheet. Please let me know if you have any questions or if you need any further information.



AGENCY ACKNOWLEDGMENT

Date: March 4th 2025

Applicant: Alexis Skelton

Parcel Number: R366030

Site Address: 32672 Nolas Rd Caldwell ID 83405

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted met for informal review.

Date _____

Signed _____

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

Fire District:

☐ Applicant submitted met for informal review.

Date _____

Signed _____

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

Highway District:

☒ Applicant submitted met for informal review.

Date 3/4/25

Signed _____

Bob Watkins Director of Highways
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted met for informal review.

Date _____

Signed _____

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

Area of City Impact

☐ Applicant submitted met for informal review.

Date _____

Signed _____

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

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



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 5-3-25 Signed: _____

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



Agency Acknowledgment Greenleaf- Roe Property

Greenleaf City Clerk <clerk@greenleaf-idaho.us>

Tue, Mar 18, 2025 at 6:14 PM

To: [Redacted]

Hi Alexas!

The County has two rezone processes. One is a simple rezone, and the other is a conditional rezone. I believe the conditional rezone has additional analysis (adds a letter as part of the application which discusses potential impacts), and comes with a development agreement that may include conditions (usually related to noise, traffic, dust, or other environmental / developmental impacts) as part of the development agreement. The conditional rezone gives the County more control into the future.

I've typically seen the simple rezone applied to change for an entire parcel from one use/zone to another use/zone. Because this project results in a mix of different uses on the current parcel, Canyon County Development Services Department (CCDSD) may find it beneficial to process this as a conditional rezone so that potential friction points between the different uses proposed can be better evaluated and mitigated if determined appropriate to do so.

Please proceed as guided by CCDSD. My comment below for CCDSD Staff is worded too strongly. This is the County's jurisdiction, not the city's, and it is CCDSD's call as to which rezone application process to use.

Development decisions can last for decades, even centuries, before re-development occurs, and there are always opportunities for unintended consequences...

For example, if you lived in the new residence proposed and five years from now the storage business were sold and the new owners installed obnoxious bright lights that shined through your windows and kept you up at night, then you might wish there was a development agreement on record at the County that included condition for dark-sky lighting on the commercial section of the project to direct lighting down instead of up and out from the light fixtures and into your windows.

I hope this helps...

Thank you,

Lee C. Belt
Greenleaf City Clerk / Assistant Zoning Administrator
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

[Quoted text hidden]

SOUTHWEST
DISTRICT HEALTH

12. 74

83607

Can you

Alexis Siettemeyer.com

208-999 C316

7-11-83 83676

500 000 000

1. 2019年12月31日，甲公司“应付账款”科目所属各明细科目期末贷方余额如下表所示：

203-454-1750

8560

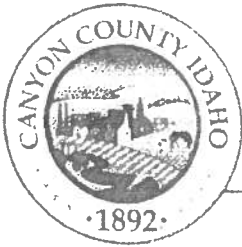
6. *Chlorophyll a*

X

residence

June 29 2025

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.



AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 06/02/2025 Signed:

Anthony Lee

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

Fire District:

District

☐ Applicant submitted/met for informal review.

Date: Signed:

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

Highway District:

District

☐ Applicant submitted/met for informal review.

Date Signed

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

Irrigation District:

District

☐ Applicant submitted/met for informal review.

Date: 5-3-25 Signed:

Neg Shaw

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

Area of City Impact

City

☐ Applicant submitted/met for informal review.

Date Signed

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

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

Fwd: Drainage District #6

Inbox x



Sophie Arancivia

to me

Here's the other one!!!

Sent from my iPhone

Begin forwarded message:

From: Mike Houston <farmerhouston@gmail.com>
Date: December 27, 2025 at 1:36:01 PM MST
To: aranciviasophie@gmail.com
Cc: Jay Harper <jayharpercow@gmail.com>, Ryan Thorpe <ryanthorpefarms@gmail.com>
Subject: Drainage District #6

I have looked at the proposed crossing site, and all we will require is a 36-inch crossing plastic pipe.

Please let me know if you have any questions or concerns.

Sincerely,
Mike
DD #6

Haha, thanks! These are great!

Sat, Dec 27, 2025, 2:29 PM



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

From: **Sophie Scott** <aranciviasophie@gmail.com>
Date: Mon, Dec 22, 2025 at 1:48 PM
Subject: Fwd: IMC Irrigation Ditch Crossing
To: Brittany Andrews Permitting <briandrews2015@gmail.com>

Here is what I heard back from John at IMC.

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

From: **Stevenson, John (Idaho Materials & Construction)** <John.Stevenson@idahomaterials.com>
Date: Wed, Dec 10, 2025 at 10:07 AM
Subject: RE: IMC Irrigation Ditch Crossing
To: **Sophie** Scott <aranciviasophie@gmail.com>

Sophie,

Idaho Materials and Construction would require an engineered structure that would not impede maximum flow requirements for the irrigation ditch and meet current county traffic load requirements for your access needs. In addition to structure design requirements, Idaho Materials and Construction would require that access for ditch maintenance be not impacted by the required structure or your requested approach.

Idaho Materials and Construction does not have the easement information on your property for our ditch. I would recommend that you contact your favorite Title Company to assist you here.

Good luck on your new project.

Regards,

John Stevenson
Aggregate Manager

Idaho Materials & Construction
A CRH Company
56 N Benchmark, Suite 100
Meridian, ID 83642

T +1 (208) 466 5001
M +1 (208) 869-2316

John.stevenson@idahomaterials.com
www.idahomaterials.com

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

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

Receipt Number: 85739

Date: 7/1/2025

Date Created: 7/1/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Honeybear LLC

Comments: CR2025-0008 & OR2025-0018

Site Address: 22692 NOTUS RD, Caldwell ID / Parcel Number: 36020000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Rezone	CR2025-0008	\$1,250.00	\$0.00	\$0.00
Planning - Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2025-0008	\$880.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0008	\$500.00	\$0.00	\$0.00
Planning - Comprehensive Plan Map Amendment	OR2025-0018	\$3,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0018	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0018	\$50.00	\$0.00	\$0.00

Sub Total: \$6,480.00

Sales Tax: \$0.00

Total Charges: \$6,480.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check / Ref Number:</u>	<u>Amount:</u>
Check	140	\$6,480.00

Total Payments: \$6,480.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: maqomez