Planning and Zoning Commission
Hearing Date: June 18, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0016**
APPLICANT/REPRESENTATIVE:	**Todd Lakey with Lakey-Villegas Law**
PROPERTY OWNER:	**David Olsen**
APPLICATION:	**Conditional Use Permit – RV Park**
LOCATION:	**24938 Farmway Rd, Caldwell, ID, 83607** **R38154** **3.34 Acres**
PLANNER:	**Amber Lewter, Associate Planner**
STAFF RECOMMENDATION:	**Denial**

REQUEST:
The applicant, David Olsen, represented by Lakey-Villegas Law, requests a Conditional Use Permit for an RV Park on approximately 3.35 acres in an "A" (Agricultural) zone. The subject property has an approved conditional use permit for seven (7) mobile homes on the property. The request would allow up to eight (8) RVs in place of two (2) of the approved manufactured home sites.

PARCEL INFORMATION REPORT: *See **Exhibit C.1** for information*

APPLICABLE CODE:
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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

BACKGROUND:

Parcel R38154 is an original parcel (parcel of land created on or before September 6, 1979, per CCCO §07-02-03).

On May 24, 2002, a conditional use permit (CU2002-42) to allow a Planned Unit Development (PUD) for a seven (7) mobile-home park was approved by the Board of County Commissioners on appeal, subject to eight conditions of approval (**Exhibit C3**).

On April 18, 2022, a code violation was opened on parcel R38154 for establishing an RV Park without Canyon County approval (CDEF2022-0086). The applicant applied for a conditional use permit for an RV Park on July 12, 2022 (CU2022-0035). Upon review, DSD found that conditions 5-8 of CU2002-42 were not in compliance. Therefore, the applicant amended the application to modify conditions 5-8 so that the mobile home park will be in compliance. The CUP modification was approved by the Board on July 22, 2024 (**Exhibit C4**). All conditions of CU2022-0035 have been met.

On August 6, 2025, the Development Services Department received an application for a conditional use permit for an RV Park to abate the RV Park violation.

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

<table>
<tr><td colspan="3">Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:</td></tr>
<tr><td colspan="3">County Ordinance and Review</td></tr>
<tr><td>Criteria Met?</td><td>Code Section</td><td>Criteria</td></tr>
<tr><td>No</td><td>1</td><td>Is the proposed use permitted in the zone by a conditional use permit?</td></tr>
<tr><td>Analysis</td><td colspan="2">An RV Park is permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to the Canyon County Code of Ordinance (CCCO) §07-10-27.

The applicant submitted a conditional use permit for a Recreational Vehicle (RV) Park on August 6, 2025. See Exhibit A for the application and submitted materials.

• CCCO §07-02-03 defines a recreational vehicle (RV) park as “A parcel of land designed and intended for the use of recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes.”

Although an RV park is permitted with a conditional use permit in an “A” zone, the definition of an RV park is intended for the RV to be parked temporarily and for recreation or vacation purposes. There is no evidence to suggest that the RV park is for temporary living quarters or for recreational or vacation purposes. Based upon the letter of intent (Exhibit B2) and the nature of the request in 07-07-05(2), it appears the RV Park is primarily used for habitation, which is not a permitted use in the “A” zone and would require a comprehensive plan map amendment, rezoning, a planned unit development (PUD), and subdivision platting.

See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</td></tr>
<tr><td>Criteria Met?
No</td><td>2</td><td>What is the nature of the request?</td></tr>
<tr><td>Analysis</td><td colspan="2">The property owner, David Olsen, has an approved conditional use permit for a Planned Unit Development (PUD) that allows for a total of seven (7) mobile homes on parcel R38154 (Exhibit C4). The request is for a conditional use permit to establish an RV park for a total of eight (8) RVs in lieu of two (2) of the approved mobile home sites (Exhibit B2). The request is not for a modification of the approved Planned Unit Development (PUD); the request is to have either mobile homes or RVs for year-round connectivity on two (2) of the approved mobile home sites.

However, during the Board of County Commissioners hearing on July 17, 2024, for the PUD modification, the Planner stated that the RV Park on the property is in violation and if the mobile home park amends the application and removes units four (4) and five (5), that may require modification of the PUD to make it a 5 unit project instead of a 7-unit project (Exhibit C5).

The letter of intent states that the request is a quasi-commercial/residential use that has existed compatibly with other commercial, agricultural, and residential uses in the area. It also states that “the site fits with the character of the area that has contained older mobile home parks for many years. The proposed use is reasonably similar to and compatible with the neighboring residential uses in the adjacent historic mobile home parks.” A mobile home park is typically used as a form of affordable housing.

The definition of an RV park is that it is temporary in nature, used for recreational or vacation purposes. A mobile home park and an RV park are not similar uses. The nature of the request appears to be more in line with the existing approved Planned Unit Development (PUD) and expanding the use from seven (7) units to a total of thirteen (13) units. However, a Planned Unit Development (PUD) is no longer an allowed use in the “A” zone. The approved Planned Unit Development (PUD) is considered a legal nonconforming use,</td></tr>
</table>

CCCO 07-11-07. Therefore, the applicant cannot modify the approved Planned Unit Development (PUD) to expand the use beyond what was approved unless the parcel complies with the current county code.

- CCCO §07-02-03 defines a planned unit development (PUD) as *"An area of land in which a variety of residential, commercial, industrial, or other land uses are provided for under single ownership or control, up until the final plat is recorded, and allows for flexibility in site design and dimensional standards to develop residential, commercial and/or industrial uses not allowed individually within specific zoning districts."*

Below are photos taken with what appears to be the same RV on the subject property:

Photo Taken by Code Enforcement on 04/18/2022:



Photo Taken by Code Enforcement on 05/04/2022:



Photo Taken on Site Visit on 03/17/2023:



Photo Taken by Code Enforcement on 05/20/2025:



Photo Taken on Site Visit on 11/21/2025:



The photos, dated from April 18, 2022, to November 21, 2025, appear to have one or more permanent residents on-site living in an RV, which does not meet the definition of an RV park per CCCO §07-02-03.

The applicant provided proof of utilities in the letter of intent (**Exhibit B2**). The photo below features separate electrical meters for individual RVs; this is not a typical setup for recreational RV parks. This indicates that the on-site RV sites are used for habitation.



On May 19, 2026, the applicant provided a supplemental letter of intent stating that the property owner has had people using the existing spaces for varying term uses and that he now understands the scope of the CUP will mean no longer-term stays for patrons of his RV Park. The applicant suggested adding a condition of approval limiting the RV Park stay to no more than six consecutive months (**Exhibit B2.1**).

Canyon County does not have a defined timeframe for an RV Park. The definition of RV Park states the use is intended to be temporary in nature for recreational and vacation purposes, implying a temporary timeframe. Per CCCO §07-15-05, residing in an RV for 90 consecutive days in a calendar year with a temporary use permit outside of an RV Park is allowed, subject to a temporary use permit. Per CCCO §04-01-15(2) for County Parks, no person, party, or organization is permitted to camp in any county park for more than fifteen (15) days in any thirty (30) day period. The most recent RV Park decision is CU2025-0026, which expanded a legal non-conforming RV Park. Case CU2025-0026 was approved with a

	condition of approval that no person, party, or organization shall be permitted to camp for more than 180 days within a calendar year and that a rental agreement shall be in place (**Exhibit C6**). If the application were to be approved, a timeframe would need to be established due to the historical use of RVs being occupied as a permanent residence. However, Canyon County Code Enforcement provided comment on June 2, 2026, advising that a condition to limit the stay of an RV, even with a rental agreement, is practically impossible to enforce because the County would not be able to determine if a new rental agreement were to be put in place consecutively for the same RV under a different renter's name. In addition, the Canyon County Code Enforcement team does not have enough staff to inspect a property to ensure an RV has not been left on the premises for any significant amount of time (**Exhibit E8**). An adequate plan from the applicant on how the property owner will transition the current use of the non-compliant RV Park from a permanent residence to an RV Park and how the temporary timeframe will be enforced was not provided. In addition, the supplemental letter of intent notes that more than one conditional use permit may exist on a single property (**Exhibit C6).** However, the request to establish an RV park for a total of eight (8) RVs in lieu of two (2) approved mobile home sites is an expansion of the legal non-conforming Planned Unit Development (PUD, CU2002-42), which may create confusion and non-conformity with one of the decisions. Per CCCO §07-10-27, a PUD is no longer an allowed use in the "A" zone; therefore, the approved PUD (CU2002-42) is considered a legal nonconforming use that requires any expansion or extension of use to comply with current county requirements (CCCO 07-11-07). To modify the legal non-conforming PUD to meet current county code, a comprehensive plan amendment to establish a residential designation, a rezone to a "R-R" (Rural Residential), and a conditional use permit for a PUD must be submitted and approved (subsequent platting may be required per CCCO §07-17-33). Alternatively, the applicant may modify the current PUD (CU2002-42) to reduce the number of mobile home units from 7 to 5 and then apply for a separate conditional use permit for an RV Park. The applicant does not request a modification to the PUD (CU2002-42) to remove the two manufactured home locations and requests that the legal non-conforming use and new use remain, which does not align with the purpose of the county legal non-conforming regulations (CCCO §07-11-01): *The purpose of this article is to allow any nonconforming property, use, or structure that was lawfully existing prior to the effective date of this chapter to continue until they are removed, but not to encourage their continuation. It is further the intent of this article that nonconforming uses shall not expand or extend the nonconforming aspect of the property, use, or structure, unless approved, subject to the regulations of this chapter.*
Criteria Met? **No**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the Comprehensive Plan because the proposed historical use is more in line with high-density residential housing, which is encouraged in cities/city impact areas where city services and infrastructure are available. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Agriculture" (**Exhibit C2.15**). The rural residential designation is located approximately 0.12 miles east of the subject property, to the east, on the other side of Highway I-84. There are existing mobile home parks in the area, circa 1970's, when there was an allowance for a Planned Unit Development (PUD) process in the "A" Zone. The subject property has an approved PUD allowing a mobile home park with seven units (CU2002-42, **Exhibit C3**). PUDs are not allowed in the "A" Zone per CCCO §07-10-27. Therefore, the existing mobile home subdivisions and approvals are now legal non-conforming uses that cannot be expanded or extended unless they meet current code requirements per CCCO §07-11-07. The proposal is not aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan:	

Property Rights Goal:

- *G1.02.00: Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance.*

  The property owner has a history of code enforcement violations on the subject property and is currently in violation. There was a complaint that the property owner was operating an RV Park without approval, indicating a public nuisance to the complainant (CDEF2022-0086).

Population Component Goals:

- *G2.01.00: Incorporate population growth trends & projections when making land-use decisions.*
  - *G2.02.00: Promote housing, business, and service types needed to meet the demand of the future and existing population.*

    The subject property and the surrounding area are designated as "A" (Agricultural) zoning. An RV Park is permitted with a conditional use permit in an "A" zone for recreational and vacation purposes only (CCCO §07-02-03). The nature of the request is that the RVs are used for residential purposes (**Exhibit B2**). This request is most similar to medium-density residential, which is not a residential growth promoted in this area.

Economic Development Goal and Policy:

- *P3.01.01: Direct business development to locations that can provide necessary services and infrastructure.*
- *G3.03.00: Develop and work with organizations on improving tourism in the County.*

  The request is for an RV Park. Per CCCO §07-02-03, an RV Park is for recreational and vacation purposes. The nature of the request is that the RVs are used for residential purposes (**Exhibit B2**). The applicant does not demonstrate how the location provides recreational services or any recreational amenities. Therefore, the request for an RV park in this area does not improve tourism in the County.

Land Use Goals and Policies:

- *P4.01.01: Maintain a balance between residential growth and agriculture that protects the rural character.*
- *P4.02.01: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*
- *G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.*
- *G4.06.00: Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.*
- *P4.07.01: Plan land uses that are compatible with the surrounding community.*
- *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.*

  The request is not compatible with the planned "agricultural" designation in the 2030 Canyon County Comprehensive Plan. There are existing mobile home parks in the area, circa 1970's, when there was an allowance for a Planned Unit Development (PUD) process in the "A" Zone. The

	"agricultural designation" over an area with existing mobile home parks demonstrates that type of residential development is no longer allowed or planned in the area. If the request was approved, it would allow for five (5) mobile homes and eight (8) RVs. The density would be approximately 0.25 acres, which would be better suited in cities/city impact areas where city services, amenities, and infrastructure are available. Recreation Goals and Policies: • *G9.01.00: Expand and enhance the connectivity of trails and pathways systems within Canyon County.* • *G9.02.00: Expand outdoor recreation offerings and access in Canyon County.* • *G9.03.00: Support development of private recreation facilities as part of development processes.* An RV Park is temporary living quarters for recreational and vacation purposes. The applicant has historically used the RV Park as a means to provide an affordable housing alternative (**Exhibit D**).
Criteria Met? **No**	**4** **Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	The RV Park, as intended, will not be injurious to other property in the immediate vicinity because the use has been in effect for at least 8 years since April 2018. However, the RV Park, as intended, will negatively change the essential character of the area because the area is not planned for residential growth, and introducing further density does not match the intended plan or the surrounding area. The existing legal non-conforming use and the request are both residential in nature. The property was approved for seven (7) mobile homes (CU2002-42, **Exhibit C3)**. Violations on the subject property demonstrate that the RV use is not for recreational or vacation purposes. See the analysis for the nature of the request in the criteria below 07-07-05(2). **Summary:** The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and subdivision map, indicate that land uses in the area south of Purple Sage Road are trending towards residential, and the area north of Purple Sage Road is trending towards a mixed use of agriculture with some residential uses, as seen in **Exhibits C2.5, C2.6, and C2.7**. There are subdivisions adjacent to the subject property to the south and west, and adjacent to the east is a legal non-conforming mobile home park. The subject property is an approved mobile home park with currently five (5) mobile homes on the property. Although these properties are zoned "A" (Agricultural), the use is residential in nature; adding further density where it is not planned can create a precedent for further development. **Adjacent Existing Conditions:**

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural with Primary Residence	A	--
S	Sunlight Terrace Subdivision (Platted in 1978 (**Exhibit C7**))	A	--
E	Purple Sage Mobile Home Park (Legal Non-Conforming, Established in 1975 (**Exhibit C8**))	A	RR, CR-R1, & C1
W	Country Hills Estate (Platted in 1973 (**Exhibit C9**))	A	--

"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)

	Surrounding Land Use Cases: Within the last five (5) years in a 1-mile radius of the property, there have been seven (7) land use cases approved. Two (2) rezones to residential zones, four (4) subdivisions, and one (1) conditional use modification for the subject property's approved Planned Unit Development (PUD) (**Exhibit C2.6**). There have been twenty-four (24) subdivisions; most of the subdivisions were platted in the early 2000's or prior, three (3) subdivisions in platting, and two (2) mobile home parks approved (**Exhibit C2.7**) in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is one (1) feedlot, and within 2 miles, there is one (1) gravel pit (**Exhibit C2.8**). **Character of the Area:** The subject property is zoned "A" (Agricultural) (**Exhibit C1**). The general character of the area is dominantly residential to the south of Purple Sage Road and primarily agricultural with some residential properties to the north of Purple Sage Road. The subject property is not in a location that provides recreational services, other than the Purple Sage Golf Course, which is approximately 0.47 miles to the east of the subject property. Nor is the subject property in close proximity to a city. The RV Park, as intended, does not meet the definition of an RV Park defined in CCCO 07-02-03. The request aligns more with a Planned Unit Development (PUD), which is no longer a permitted use in an "A" (Agricultural) zone. The area is not planned for residential growth, and introducing further density does not match the intended plan or the surrounding area north of Purple Sage Road.
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project has the capability of providing adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** According to the land use worksheet (**Exhibit B4**), water will be provided via an individual well. However, comments received from Southwest District Health stated that, based on the assumption of five (5) two-bedroom mobile homes and eight (8) RVs with two residents per RV, a total of 26 people, which triggers the requirements to become a Public Water System (**Exhibit E1.2**). The use may also require a water right from the Idaho Department of Water Resources per Idaho Code 42-222. **Sewer:** There are no additional septic tanks proposed for this project. There are currently two (2) individual septic tanks servicing four (4) RVs each, and individual septic tanks servicing the mobile homes. The property is located in a nitrate priority area (**Exhibit C2.12**). Southwest District Health provided comment on August 27, 2025, advising that the existing septic tanks can accommodate the requested use (**Exhibit E1**). **Irrigation:** The applicant does not have irrigation according to the land use worksheet (**Exhibit B4**). There is a seasoned ditch used as a source for surface water. Agency notice was sent out to Black Canyon Irrigation District on August 22, 2025, and May 14, 2026. No comments were received. Based on existing uses and location of use (**Exhibit D**), as well as recent improvements (CU2022-0035, **Exhibit C4**), it is not anticipated that the proposed use will impact an irrigation system or a seasoned ditch. **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Exhibit B4**). **Utility Systems:**	

	Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on August 22, 2025, and May 14, 2026. 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 additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access from Farmway Road and Purple Sage Road. According to the comment received from Notus Parma Highway District (**Exhibit E2**), existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards.	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Based on comments received from the Notus-Parma Highway District and Idaho Transportation Department, undue interference with traffic patterns is not anticipated. The property has a legal non-conforming use allowing a mobile home park with a total of seven units (approximately 66.64 Average Daily Trips (ADT) based on CCCO §07-10-03(4)). The request will allow the replacement of two units with eight (8) RVs. If the RVs have the same ADT as dwellings, then the request created approximately 123.76 ADT, which is below the threshold for a traffic impact study (500 ADT per IDAPA 39.03.42) According to the comment received from Notus Parma Highway District (**Exhibit E2**), existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards. The letter did not state any traffic concerns regarding the request. Idaho Transportation Department (**Exhibit E4**) also has no concerns regarding the request.	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R38154 is serviced by the Middleton School District. It is not anticipated that a significant impact or accommodations will be needed for an RV Park. Agency comments were sent out on August 22, 2025, and May 14, 2026. No comments were received by the school district. **Police and Fire Protection:** Parcel R38154 is under the jurisdiction of the Middleton Rural Fire District and Canyon County Sheriff's Department. Middleton Rural Fire District and Canyon County Sheriff's Department are required to provide services to the parcel. Agency notices were sent on August 22, 2025, and May 14, 2026, to the Middleton Rural Fire District and the Canyon County Sheriff's Department. Middleton Rural Fire District provided comment on December 30, 2025 (**Exhibit E6**). Middleton Rural Fire District advised that the proposed use has been in place for many years; therefore, the proposed use will not negatively impact their services. It was stated that currently, the structures on the property do not meet the code for building identification (Addressing). If the application were to be approved, this would	

	need to be a condition of approval. The subject property is serviced by Station 53, which is approximately 6.5 miles with an estimated response time of 10 minutes under optional driving conditions. No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on August 22, 2025, and May 14, 2026. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The applicant does not have irrigation according to the land use worksheet (**Exhibit B4**). There is a seasoned ditch used as a source for surface water. Agency notice was sent out to Black Canyon Irrigation District on August 22, 2025, and May 14, 2026. No comments were received. It is not anticipated that the proposed use will impact an irrigation system or a seasoned ditch.

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on August 22, 2025, and May 14, 2026. Property owners within 600 feet of the subject property boundaries were notified on May 14, 2026. A newspaper notice was published on May 19, 2026. The subject property was posted with a notice on May 19, 2026.

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.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in Exhibit E.

PUBLIC COMMENTS
Staff received one (1) written public comment in opposition by the materials deadline of June 8, 2026. All public comments received by the aforementioned materials deadline are located in **Exhibit F**.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for an RV Park is **not compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2025-0016, Lakey for Olsen, finding the application **does** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CU2025-0016, Lakey for Olsen, finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **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 CU2025-0016, Lakey for Olsen, to a [*date certain or uncertain*]

EXHIBITS:

A. Draft FCOS

B. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
    - 2.1. Supplemental Letter of Intent
3. Site Plan
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgement

C. Supplemental Documents

1. Parcel Information Report
2. Case Maps/Reports
    - 2.1. Aerial
    - 2.2. Small Air Photo 1 Mile
    - 2.3. FEMA Small Air Photo
    - 2.4. Small Vicinity Map
    - 2.5. Zoning & Classification Map
    - 2.6. Case Map & Summary
    - 2.7. Subdivision Map & Report
    - 2.8. Dairy, Feedlot, & Gravel Pit Map
    - 2.9. Lot Classification Map
    - 2.10. Soil & Prime Farmland Maps & Report
    - 2.11. Contour Map
    - 2.12. Nitrate Priority & Wells Map
    - 2.13. TAZ Household & Job Maps
    - 2.14. Slope Percent Map
    - 2.15. Future Land Use Map
3. CU2002-42 FCO's
4. CU2022-0035 FCO's
5. CU2022-0035 Minutes
6. CU2025-0026 FCO's
7. Sunlight Terrace Subdivision
8. Purple Sage Mobile Home Park
9. Country Hills Estate

D. Site Visit Photos: November 21, 2025

E. Agency Comments Received by: June 8, 2026

1. Southwest District Health; Received: August 27, 2025
    - 1.1. Subsurface Sewage Disposal Permit # 013401
    - 1.2. Public Water System; Received: January 5, 2026
2. Notus Parma Highway District; Received: August 28, 2025
3. CC GIS Department; Received: September 2, 2025
4. ITD; Received: September 3, 2025
5. DEQ; Received: September 8, 2025
6. Middleton Fire District; Received: December 30, 2025
7. CC Engineering Department; Received: January 6, 2026
8. CC Code Enforcement; Received: June 2, 2026

F. Public Comments Received by: June 8, 2026

1. Vicky Combs – In Opposition; Received: May 26, 2026

Exhibit A:

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

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

In the matter of the application of:
Lakey for Olsen – CU2025-0016

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0016: The applicant, David Olsen, represented by Borton-Lakey Law, is requesting a Conditional Use Permit for an RV Park on approximately 3.35 acres in an "A" (Agricultural) zone. The subject property has an approved conditional use permit for 7 mobile homes on the property. The request allows up to eight (8) RV's in place of two (2) of the approved manufactured home sites. The subject property is located at 24938 Farmway Rd, Caldwell, also referenced as Parcel R38154, a portion of the NW quarter of Section 33, T5N, 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 CU2025-0016.
      1. All exhibits are located in the case staff report dated June 18, 2026.

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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), and CCCO §07-14 (Use Standards).

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

2. 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, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

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.

6. 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)(I).

The application, CU2025-0016, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 18, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed use permitted in the zone by a conditional use permit?**
Analysis	*An RV Park is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to the Canyon County Code of Ordinance (*CCCO) §07-10-27. *The applicant submitted a conditional use permit for a Recreational Vehicle (RV) Park on* August 6, 2025. *See* ***Staff Report Exhibit A*** *for the application and submitted materials.* • *CCCO §07-02-03 defines a recreational vehicle (RV) park as "A parcel of land designed and intended for the use of recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes."* Although an RV park is permitted with a conditional use permit in an "A" zone, the definition of an RV park is intended for the RV to be parked temporarily and for recreation or vacation purposes. There is no evidence to suggest that the RV park is for temporary living quarters or for recreational or vacation purposes. Based upon the letter of intent (**Staff Report Exhibit B2**) and the nature of the request in 07-07-05(2), it appears the RV Park is primarily used for habitation, which is not a permitted use in the "A" zone and would require a comprehensive plan map amendment, rezoning, a planned unit development (PUD), and subdivision platting. *See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.*		

Criteria Met? No	2	What is the nature of the request?

Analysis

The property owner, David Olsen, has an approved conditional use permit for a Planned Unit Development (PUD) that allows for a total of seven (7) mobile homes on parcel R38154 (**Staff Report Exhibit C4**). The request is for a conditional use permit to establish an RV park for a total of eight (8) RVs in lieu of two (2) of the approved mobile home sites (**Staff Report Exhibit B2**). The request is not for a modification of the approved Planned Unit Development (PUD); the request is to have either mobile homes or RVs for year-round connectivity on two (2) of the approved mobile home sites.

However, during the Board of County Commissioners hearing on July 17, 2024, for the PUD modification, the Planner stated that the RV Park on the property is in violation and if the mobile home park amends the application and removes units four (4) and five (5), that may require modification of the PUD to make it a 5 unit project instead of a 7-unit project (**Staff Report Exhibit C5**).

The letter of intent states that the request is a quasi-commercial/residential use that has existed compatibly with other commercial, agricultural, and residential uses in the area. It also states that "the site fits with the character of the area that has contained older mobile home parks for many years. The proposed use is reasonably similar to and compatible with the neighboring residential uses in the adjacent historic mobile home parks." A mobile home park is typically used as a form of affordable housing.

The definition of an RV park is that it is temporary in nature, used for recreational or vacation purposes. A mobile home park and an RV park are not similar uses. The nature of the request appears to be more in line with the existing approved Planned Unit Development (PUD) and expanding the use from seven (7) units to a total of thirteen (13) units. However, a Planned Unit Development (PUD) is no longer an allowed use in the "A" zone. The approved Planned Unit Development (PUD) is considered a legal nonconforming use, CCCO 07-11-07. Therefore, the applicant cannot modify the approved Planned Unit Development (PUD) to expand the use beyond what was approved unless the parcel complies with the current county code.

- *CCCO §07-02-03 defines a planned unit development (PUD) as "An area of land in which a variety of residential, commercial, industrial, or other land uses are provided for under single ownership or control, up until the final plat is recorded, and allows for flexibility in site design and dimensional standards to develop residential, commercial and/or industrial uses not allowed individually within specific zoning districts."*

Below are photos taken with what appears to be the same RV on the subject property:

Photo Taken by Code Enforcement on 04/18/2022:



Photo Taken by Code Enforcement on 05/04/2022:



Photo Taken on Site Visit on 03/17/2023:



Photo Taken by Code Enforcement on 05/20/2025:



Photo Taken on Site Visit on 11/21/2025:



The photos, dated from April 18, 2022, to November 21, 2025, appear to have one or more permanent residents on-site living in an RV, which does not meet the definition of an RV park per CCCO §07-02-03.

The applicant provided proof of utilities in the letter of intent (**Staff Report Exhibit B2**). The photo below features separate electrical meters for individual RVs; this is not a typical setup for recreational RV parks. This indicates that the on-site RV sites are used for habitation.



	On May 19, 2026, the applicant provided a supplemental letter of intent stating that the property owner has had people using the existing spaces for varying term uses and that he now understands the scope of the CUP will mean no longer-term stays for patrons of his RV Park. The applicant suggested adding a condition of approval limiting the RV Park stay to no more than six consecutive months (**Staff Report Exhibit B2.1**). Canyon County does not have a defined timeframe for an RV Park. The definition of RV Park states the use is intended to be temporary in nature for recreational and vacation purposes, implying a temporary timeframe. Per *CCCO §*07-15-05, residing in an RV for 90 consecutive days in a calendar year with a temporary use permit outside of an RV Park is allowed, subject to a temporary use permit. Per *CCCO §04-01-15(2) for County Parks, no person, party, or organization is permitted to camp in any county park for more than fifteen (15) days in any thirty (30) day period.* The most recent RV Park decision is CU2025-0026, which expanded a legal non-conforming RV Park. Case CU2025-0026 was approved with a condition of approval that no person, party, or organization shall be permitted to camp for more than 180 days within a calendar year and that a rental agreement shall be in place (**Staff Report Exhibit C6**). If the application were to be approved, a timeframe would need to be established due to the historical use of RVs being occupied as a permanent residence. However, Canyon County Code Enforcement provided comment on June 2, 2026, advising that a condition to limit the stay of an RV, even with a rental agreement, is practically impossible to enforce because the County would not be able to determine if a new rental agreement were to be put in place consecutively for the same RV under a different renter's name. In addition, the Canyon County Code Enforcement team does not have enough staff to inspect a property to ensure an RV has not been left on the premises for any significant amount of time (**Staff Report Exhibit E8**). An adequate plan from the applicant on how the property owner will transition the current use of the non-compliant RV Park from a permanent residence to an RV Park and how the temporary timeframe will be enforced was not provided. In addition, the supplemental letter of intent notes that more than one conditional use permit may exist on a single property (**Staff Report Exhibit C6).** However, the request to establish an RV park for a total of eight (8) RVs in lieu of two (2) approved mobile home sites is an expansion of the legal non-conforming Planned Unit Development (PUD, CU2002-42), which may create confusion and non-conformity with one of the decisions. Per CCCO §07-10-27, a PUD is no longer an allowed use in the "A" zone; therefore, the approved PUD (CU2002-42) is considered a legal nonconforming use that requires any expansion or extension of use to comply with current county requirements (CCCO 07-11-07). To modify the legal non-conforming PUD to meet current county code, a comprehensive plan amendment to establish a residential designation, a rezone to a "R-R" (Rural Residential), and a conditional use permit for a PUD must be submitted and approved (subsequent platting may be required per CCCO §07-17-33). Alternatively, the applicant may modify the current PUD (CU2002-42) to reduce the number of mobile home units from 7 to 5 and then apply for a separate conditional use permit for an RV Park. The applicant does not request a modification to the PUD (CU2002-42) to remove the two manufactured home locations and requests that the legal non-conforming use and new use remain, which does not align with the purpose of the county legal non-conforming regulations (CCCO §07-11-01): *The purpose of this article is to allow any nonconforming property, use, or structure that was lawfully existing prior to the effective date of this chapter to continue until they are removed, but not to encourage their continuation. It is further the intent of this article that nonconforming uses shall not expand or extend the nonconforming aspect of the property, use, or structure, unless approved, subject to the regulations of this chapter.*
Criteria Met? **No**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the Comprehensive Plan because the proposed historical use is more in line with high-density residential housing, which is encouraged in cities/city impact areas where city services and infrastructure are available. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Agriculture" (**Staff Report Exhibit C2.15**). The rural residential designation is located approximately 0.12 miles east of the subject property, to the east, on the other side of Highway I-84.	

There are existing mobile home parks in the area, circa 1970's, when there was an allowance for a Planned Unit Development (PUD) process in the "A" Zone. The subject property has an approved PUD allowing a mobile home park with seven units (CU2002-42, **Staff Report Exhibit C3**). PUDs are not allowed in the "A" Zone per CCCO §07-10-27. Therefore, the existing mobile home subdivisions and approvals are now legal non-conforming uses that cannot be expanded or extended unless they meet current code requirements per CCCO §07-11-07.

The proposal is <u>not</u> aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan:

<u>Property Rights Goal:</u>

- *G1.02.00: Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance.*

  The property owner has a history of code enforcement violations on the subject property and is currently in violation. There was a complaint that the property owner was operating an RV Park without approval, indicating a public nuisance to the complainant (CDEF2022-0086).

<u>Population Component Goals</u>:

- *G2.01.00: Incorporate population growth trends & projections when making land-use decisions.*
  - *G2.02.00: Promote housing, business, and service types needed to meet the demand of the future and existing population.*

    The subject property and the surrounding area are designated as "A" (Agricultural) zoning. An RV Park is permitted with a conditional use permit in an "A" zone for recreational and vacation purposes only (CCCO §07-02-03). The nature of the request is that the RVs are used for residential purposes (**Staff Report Exhibit B2**). This request is most similar to medium-density residential, which is not a residential growth promoted in this area.

<u>Economic Development Goal and Policy</u>:

- *P3.01.01: Direct business development to locations that can provide necessary services and infrastructure.*
- *G3.03.00: Develop and work with organizations on improving tourism in the County.*

  The request is for an RV Park. Per CCCO §07-02-03, an RV Park is for recreational and vacation purposes. The nature of the request is that the RVs are used for residential purposes (**Staff Report Exhibit B2**). The applicant does not demonstrate how the location provides recreational services or any recreational amenities. Therefore, the request for an RV park in this area does not improve tourism in the County.

<u>Land Use Goals and Policies</u>:

- *P4.01.01: Maintain a balance between residential growth and agriculture that protects the rural character.*
- *P4.02.01: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*
- *G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.*
- *G4.06.00: Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.*
- *P4.07.01: Plan land uses that are compatible with the surrounding community.*

- *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.*

The request is not compatible with the planned "agricultural" designation in the 2030 Canyon County Comprehensive Plan. There are existing mobile home parks in the area, circa 1970's, when there was an allowance for a Planned Unit Development (PUD) process in the "A" Zone. The "agricultural designation" over an area with existing mobile home parks demonstrates that type of residential development is no longer allowed or planned in the area. If the request was approved, it would allow for five (5) mobile homes and eight (8) RVs. The density would be approximately 0.25 acres, which would be better suited in cities/city impact areas where city services, amenities, and infrastructure are available.

Recreation Goals and Policies:

- *G9.01.00: Expand and enhance the connectivity of trails and pathways systems within Canyon County.*
- *G9.02.00: Expand outdoor recreation offerings and access in Canyon County.*
- *G9.03.00: Support development of private recreation facilities as part of development processes.*

An RV Park is temporary living quarters for recreational and vacation purposes. The applicant has historically used the RV Park as a means to provide an affordable housing alternative (**Staff Report Exhibit D**).

Criteria Met?		
No	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

The RV Park, as intended, will not be injurious to other property in the immediate vicinity because the use has been in effect for at least 8 years since April 2018. However, the RV Park, as intended, will negatively change the essential character of the area because the area is not planned for residential growth, and introducing further density does not match the intended plan or the surrounding area.

The existing legal non-conforming use and the request are both residential in nature. The property was approved for seven (7) mobile homes (CU2002-42, **Staff Report Exhibit C3)**. Violations on the subject property demonstrate that the RV use is not for recreational or vacation purposes. See the analysis for the nature of the request in the criteria below 07-07-05(2).

Summary:
The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and subdivision map, indicate that land uses in the area south of Purple Sage Road are trending towards residential, and the area north of Purple Sage Road is trending towards a mixed use of agriculture with some residential uses, as seen in **Staff Report Exhibits C2.5, C2.6, and C2.7**. There are subdivisions adjacent to the subject property to the south and west, and adjacent to the east is a legal non-conforming mobile home park. The subject property is an approved mobile home park with currently five (5) mobile homes on the property. Although these properties are zoned "A" (Agricultural), the use is residential in nature; adding further density where it is not planned can create a precedent for further development.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural with Primary Residence	A	--
S	Sunlight Terrace Subdivision (Platted in 1978 (**Staff Report Exhibit C7**))	A	--
E	Purple Sage Mobile Home Park (Legal Non-Conforming, Established in 1975 (**Staff Report Exhibit C8**))	A	RR, CR-R1, & C1
W	Country Hills Estate (Platted in 1973 (**Staff Report Exhibit C9**))	A	--

"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)

	Surrounding Land Use Cases: Within the last five (5) years in a 1-mile radius of the property, there have been seven (7) land use cases approved. Two (2) rezones to residential zones, four (4) subdivisions, and one (1) conditional use modification for the subject property's approved Planned Unit Development (PUD) (**Staff Report Exhibit C2.6**). There have been twenty-four (24) subdivisions; most of the subdivisions were platted in the early 2000's or prior, three (3) subdivisions in platting, and two (2) mobile home parks approved (**Staff Report Exhibit C2.7**) in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is one (1) feedlot, and within 2 miles, there is one (1) gravel pit (**Staff Report Exhibit C2.8**). **Character of the Area:** The subject property is zoned "A" (Agricultural) (**Staff Report Exhibit C1**). The general character of the area is dominantly residential to the south of Purple Sage Road and primarily agricultural with some residential properties to the north of Purple Sage Road. The subject property is not in a location that provides recreational services, other than the Purple Sage Golf Course, which is approximately 0.47 miles to the east of the subject property. Nor is the subject property in close proximity to a city. The RV Park, as intended, does not meet the definition of an RV Park defined in CCCO 07-02-03. The request aligns more with a Planned Unit Development (PUD), which is no longer a permitted use in an "A" (Agricultural) zone. The area is not planned for residential growth, and introducing further density does not match the intended plan or the surrounding area north of Purple Sage Road.
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project has the capability of providing adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** According to the land use worksheet (**Staff Report Exhibit B4**), water will be provided via an individual well. However, comments received from Southwest District Health stated that, based on the assumption of five (5) two-bedroom mobile homes and eight (8) RVs with two residents per RV, a total of 26 people, which triggers the requirements to become a Public Water System (**Staff Report Exhibit E1.2**). The use may also require a water right from the Idaho Department of Water Resources per Idaho Code 42-222. **Sewer:** There are no additional septic tanks proposed for this project. There are currently two (2) individual septic tanks servicing four (4) RVs each, and individual septic tanks servicing the mobile homes. The property is located in a nitrate priority area (**Staff Report Exhibit C2.12**). Southwest District Health provided comment on August 27, 2025, advising that the existing septic tanks can accommodate the requested use (**Staff Report Exhibit E1**). **Irrigation:** The applicant does not have irrigation according to the land use worksheet (**Staff Report Exhibit B4**). There is a seasoned ditch used as a source for surface water. Agency notice was sent out to Black Canyon Irrigation District on August 22, 2025, and May 14, 2026. No comments were received. Based on existing uses and location of use (**Staff Report Exhibit D**), as well as recent improvements (CU2022-0035, **Staff Report Exhibit C4**), it is not anticipated that the proposed use will impact an irrigation system or a seasoned ditch. **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Staff Report Exhibit B4**).	

	Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on August 22, 2025, and May 14, 2026. 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 additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access from Farmway Road and Purple Sage Road. According to the comment received from Notus Parma Highway District (**Staff Report Exhibit E2**), existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards.	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Based on comments received from the Notus-Parma Highway District and Idaho Transportation Department, undue interference with traffic patterns is not anticipated. The property has a legal non-conforming use allowing a mobile home park with a total of seven units (approximately 66.64 Average Daily Trips (ADT) based on CCCO §07-10-03(4)). The request will allow the replacement of two units with eight (8) RVs. If the RVs have the same ADT as dwellings, then the request created approximately 123.76 ADT, which is below the threshold for a traffic impact study (500 ADT per IDAPA 39.03.42) According to the comment received from Notus Parma Highway District (**Staff Report Exhibit E2**), existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards. The letter did not state any traffic concerns regarding the request. Idaho Transportation Department (**Staff Report Exhibit E4**) also has no concerns regarding the request.	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R38154 is serviced by the Middleton School District. It is not anticipated that a significant impact or accommodations will be needed for an RV Park. Agency comments were sent out on August 22, 2025, and May 14, 2026. No comments were received by the school district. **Police and Fire Protection:** Parcel R38154 is under the jurisdiction of the Middleton Rural Fire District and Canyon County Sheriff's Department. Middleton Rural Fire District and Canyon County Sheriff's Department are required to provide services to the parcel. Agency notices were sent on August 22, 2025, and May 14, 2026, to the Middleton Rural Fire District and the Canyon County Sheriff's Department. Middleton Rural Fire District provided comment on December 30, 2025 (**Staff Report Exhibit E6**). Middleton Rural Fire District advised that the proposed use has been in place for many years; therefore, the proposed use will not negatively impact their services. It was stated that currently, the structures on the property do not meet the code for building identification (Addressing). If the application were to be approved, this would need to be a condition of approval. The subject property is serviced by Station 53,	

	which is approximately 6.5 miles with an estimated response time of 10 minutes under optional driving conditions. No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on August 22, 2025, and May 14, 2026. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The applicant does not have irrigation according to the land use worksheet (**Staff Report Exhibit B4**). There is a seasoned ditch used as a source for surface water. Agency notice was sent out to Black Canyon Irrigation District on August 22, 2025, and May 14, 2026. No comments were received. It is not anticipated that the proposed use will impact an irrigation system or a seasoned ditch.

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0016, a conditional use permit for an RV Park.

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

1. The applicant may modify the approved conditional use permit for a Planned Unit Development (PUD), case CU2022-0035, to reduce the number of mobile home spaces to five (5) units and re-apply for a conditional use permit for an RV Park in addition to the approved Planned Unit Development (PUD).
2. The applicant may apply for a comprehensive plan map amendment, rezone to a residential zone, apply for a conditional use permit for a planned unit development (PUD), and a subdivision plat.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, 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: _____

My Commission Expires: _____

Exhibit B:

EXHIBIT B

Application Packet & Supporting Materials

Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

Exhibit B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

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

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

SITE INFO	STREET ADDRESS: 24938 Farmway Rd., Caldwell, ID	
	PARCEL NUMBER: R38154000 0	
	PARCEL SIZE: 3.34 acres	
	REQUESTED USE: CUP for RV Park	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0016	DATE RECEIVED:	8-6-25
RECEIVED BY:	DR	APPLICATION FEE:	$1600 CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R38154 PARCEL INFORMATION REPORT

8/4/2025 11:40:22 AM

PARCEL NUMBER: R38154
OWNER NAME: OLSEN DAVID J
CO-OWNER:
MAILING ADDRESS: 423 E KARCHER RD NAMPA ID 83687
SITE ADDRESS: 24938 FARMWAY RD
TAX CODE: 0330000
TWP: 5N **RNG:** 3W **SEC:** 33 **QUARTER:** NW
ACRES: 3.35
HOME OWNERS EXEMPTION:
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: NOTUS-PARMA HWY #2
FIRE DISTRICT: MIDDLETON FIRE
SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: No FLU_OverlayZoneDesc2030
FLU RR Zone Desc 2030: No FLU_RRZoneDescription2030
FUTURE LAND USE 2030: No FLU_ZONE_CODE_2030_1
IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0230G
WETLAND: Riverine
NITRATE PRIORITY: NE CANYON CO.
FUNCTIONAL Classification: COLLECTOR
INSTRUMENT NO. : 2017003526
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 33-5N-3W NW TX 11 LESS TX 11-A IN NWNW OLSEN MHP
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

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

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

AFFIDAVIT OF LEGAL INTEREST

I, David J. Olsen (name), 423 E. Karcher Rd. (address)

Nampa (city), Idaho (state), 83687 (zip code)

being first duly sworn upon oath, depose and say:

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

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

to submit the accompanying application pertaining to the subject property.

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

Dated this 10th day of July, 20 25.

David J. Olsen (signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 16th day of July, in the year 20 25, before me Todd M. Lakey, a notary public, personally appeared David J. Olsen, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he she executed the same.

TODD M. LAKEY
COMMISSION #82488
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/25/2025

Notary: Todd Lakey

My Commission Expires: 10-25-25

ACCOMMODATION RECORDING

Quitclaim Deed

2017-003526
RECORDED
01/27/2017 02:05 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

For value received,

Anita J. Stroschein, an unmarried woman

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

David J. Olsen, an unmarried man

whose current address is 1515 N Midland Blvd Nampa ID 83651

the following described premises:

SEE ATTACHED EXHIBIT "A"

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

Date: 04/06/2016

Anita J. Stroschein

State of Idaho, County of Canyon, ss.

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

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

TAYLOR J. PETERSON NOTARY PUBLIC STATE OF IDAHO

EXHIBIT A

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

COMMENCING at the Northwest corner of said Section 33; thence

South 89° 51' 38" East along the North boundary of said Section 33 a distance of 267.95 feet to a point on the Westerly boundary of the right-of-way for an existing State Highway; thence

South 1° 15' 22" West along the West and South boundaries of said right-of-way a distance of 35.00 feet to an existing Highway right-of-way monument which point is also a point of curve; thence

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

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

South 75° 27' 38" East a distance of 93.98 feet to a point of curve; thence

Northeasterly along the arc of a curve to the left, having a radius of 434.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 220.41 feet; thence

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

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

South 89° 00' 49" West along said centerline a distance of 404.87 feet which point is 71.15 feet West of the said centerline extended; thence

North 13° 00' 51" West a distance of 1101.92 feet; thence

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

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

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

EXCEPTING THEREFROM the following described parcel:

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

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

South 89° 51' 38" East along the North boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 267.95 feet; thence

South 0° 56' 23" West a distance of 32.97 feet (formerly South 1° 15' 22" West a distance of 35 feet) to a Highway right-of-way monument on the South boundary of West Purple Sage Road; thence

Southeasterly along said Southerly right-of-way boundary of road a distance of 230.47 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 54' 42" and a long chord which bears South 82° 26' 01" East a distance of 229.73 feet to a Highway right-of-way monument, the TRUE POINT OF BEGINNING, (formerly, a distance of 228.35 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 47' 58" and a long chord which bears South 83° 21' 37" East a distance of 228.12 feet); thence

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

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

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

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

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

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

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

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

Exhibit B2:

LAKEY- VILLEGAS
LAW AND POLICY

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

August 4, 2025

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

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

Dear Development Services,

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

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

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

Yes.

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

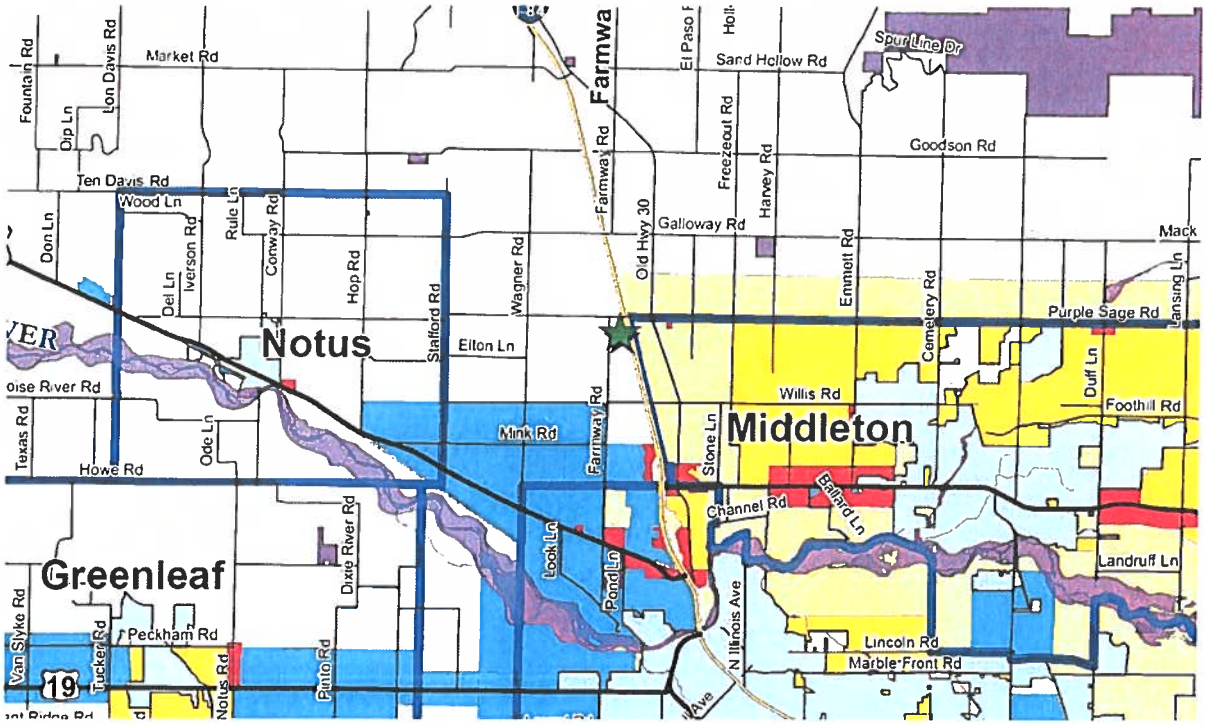
(2) What is the nature of the request?

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

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

Yes.

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



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

Property Rights

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

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

Population

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

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

Economic Development

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

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

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

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

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

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

Land Use and Community Design

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

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

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

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

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

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

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

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

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

Public Services, facilities and Utilities

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

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

Agriculture

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

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

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

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

No.

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

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



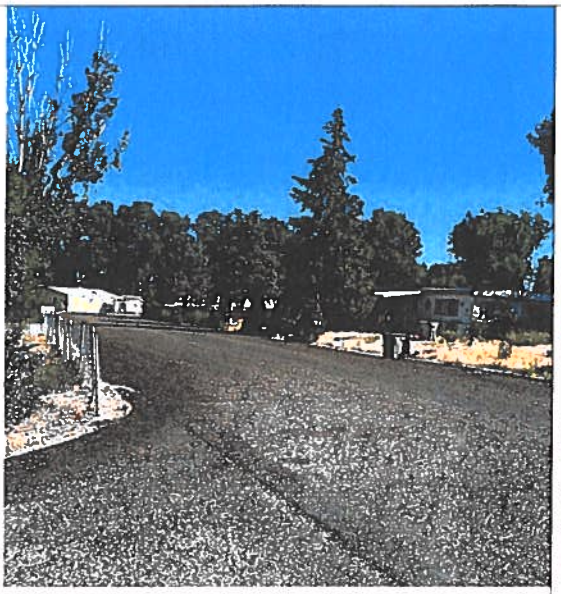


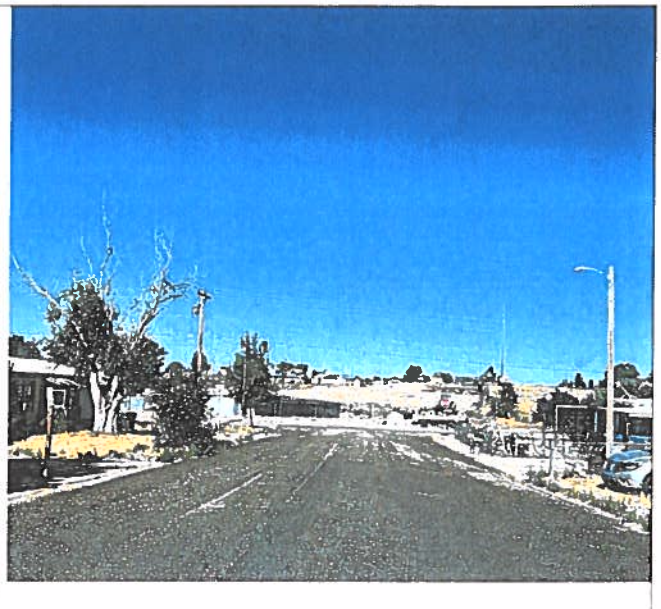




The following are photos of the adjacent mobile home developments.

Mobile home development to South and Southeast.





Mobile home development to South and East.





Mobile Home Development to East



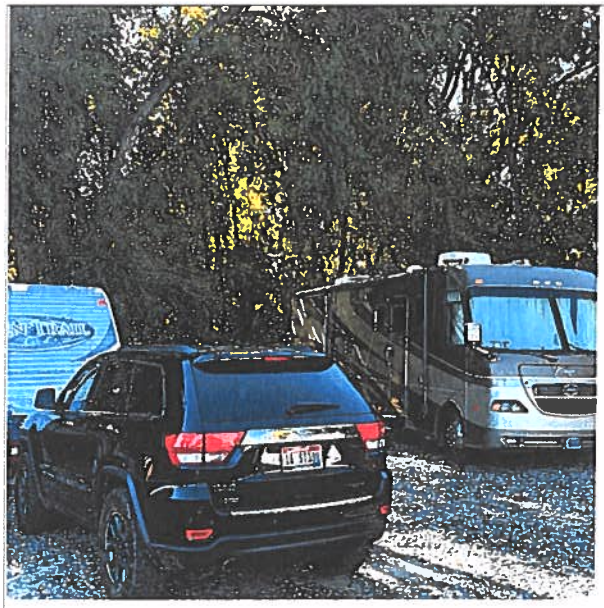


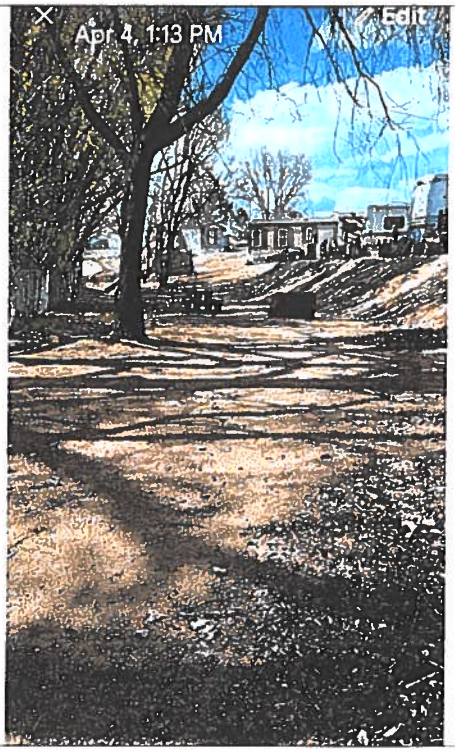
Additionally the RV spaces proposed by the Owner and that are the subject of this CUP are located in lower central area within the interior of the subject property. With the existing manufactured homes and outbuildings, the mature landscaping and the lower elevation within the interior of the property,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

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








Apr 4, 1:13 PM
Edit



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

Yes.

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





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

Yes.

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

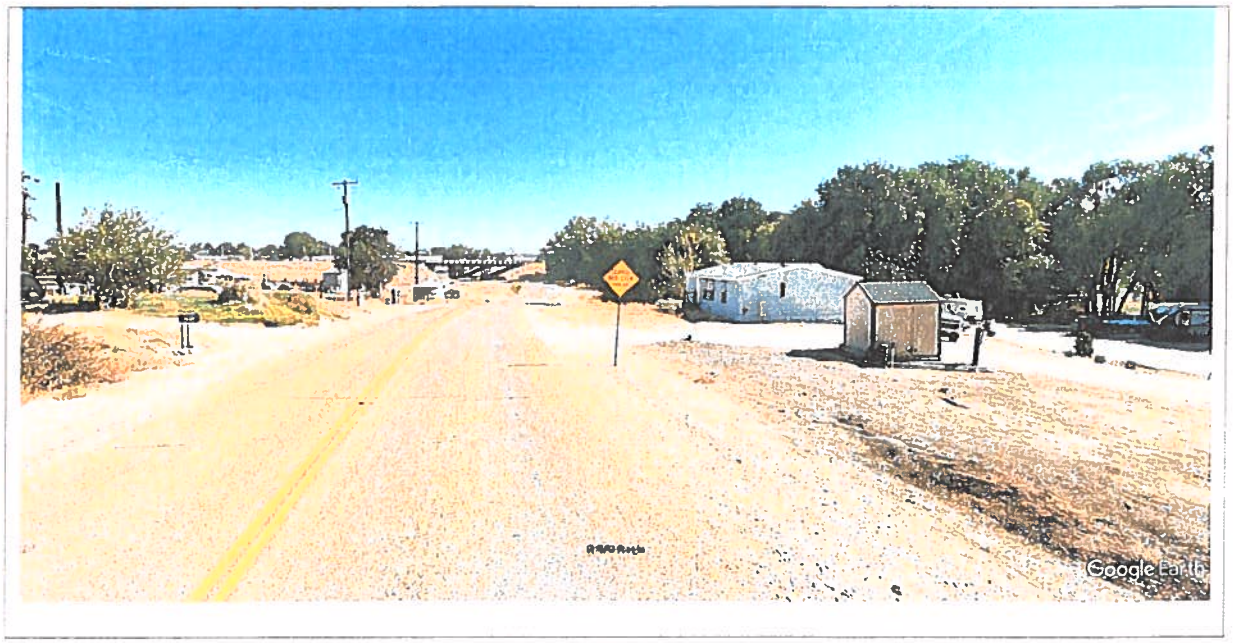






These photos are of the Farmway Road access





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

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

No.

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

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

Yes.

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

Conclusion

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

Lakey-Villegas Law & Policy

Todd M. Lakey

Exhibit B2.1:

LAKEY- VILLEGAS

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642
208-908-4415 (OFFICE) 208-493-4610 (FAX)

May 19, 2026

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

RE: Additional Submittal Conditional Use Permit – RV Park: CU 2025-0016

Dear Development Services,

I am submitting this letter containing additional information regarding my client's request for a conditional use permit for an RV Park on his property. A previous CUP was approved for a small mobile home park on Mr. Olsen's property in case CU2002-42. Certain conditions in that CUP were amended and clarified by the County Commissioners in CU2022-035. A question was raised as to whether this proposed CUP would constitute an expansion of the mobile home park approved in case CU2002-42. This application is not an expansion of that previous CUP. This is a request for a second CUP for a very small RV Park on the subject property. This application is for a separate CUP and not part of the CUP for the mobile park.

This CUP provides that if Mr. Olsen elects not to use up to two of his approved Mobile home spaces under CU2002-42 then he can park up to four RVs per mobile home space not currently being used for a mobile home site. The mobile home park CUP does not require that he maintain all seven spaces in use – it is a maximum number of mobile homes that are to be allowed on the property. This second CUP allows for some more flexibility in Mr. Olsen's use of his property. As long as he meets the technical requirements for water, wastewater, setbacks etc. and the conditions in the two CUPs he could choose to utilize five mobile homes and 8 RV spaces, six mobile homes and 4 RV spaces or go with the 7 mobile homes as the current market dictates. Both the mobile home and RV uses are very compatible with one another within the property. Both uses are also very compatible with the much larger and immediately adjacent mobile home parks and developments.

There is no prohibition in state or county code against having two or more CUP's on a specific property. Multiple CUPs can easily co-exist on the same property under county code. In reviewing the land use matrix in CCC 07-10-27 it is readily apparent that such scenarios could functionally and appropriately exist. For example, if a property is zoned Agricultural you could have CUPs for a commercial riding facility and an RV Park on the same property. If the property is zoned RR you could have CUPs for a wholesale nursery and a kennel. There are many variations and possibilities of multiple CUPs that can be located on the same piece of

property. Obviously, the characteristics of the site would need to be able to accommodate the multiple CUPs selected for the property and any corresponding requirements for things such as setbacks, access, water supply and waste water management.

In this case a mobile home or manufactured home park and an RV Park are two distinct uses under the County Code. Manufactured Homes and Mobile Homes are essentially the same thing; however, they have different but similar definitions under CCC 07-02-03 as follows:

> MOBILE HOME: A transportable, factory built home, whether single or multisectional, designed to be used as a year round residential dwelling and built prior to the enactment of the State of Idaho, Department of Labor and Industrial Services requiring a State approved insignia or the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. Mobile homes must meet the requirements of the Idaho Division of Building Safety according to Idaho Code title 44, chapter 25.
>
> MANUFACTURED HOME: A structure, constructed or rehabilitated according to HUD/FHA Mobile Home Construction and Safety Standards, transportable in one or more sections, which, in traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under 42 USC 5401 et seq.

A mobile home park is no longer provided for in the Agricultural zone. An RV Park is allowed by CUP in the A zone. An RV is not the same thing as a mobile home or manufactured home. A recreational vehicle and an RV Park are defined in CCC 07-02-03 as follows:

> RECREATIONAL VEHICLE (RV): A motor home, travel trailer, fifth-wheel trailer, park model recreational vehicle, truck camper or folding camping trailer, with or without motive power, designed for recreational or emergency occupancy. It does not include pick-up hoods, shells, or canopies designed, created or modified for occupational usage. School buses or van type vehicles which are converted to recreational use, are defined as recreational vehicles.
>
> RECREATIONAL VEHICLE (RV) PARKS: A parcel of land designed and intended for the use of recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes.

A manufactured home, although movable, is more permanent in nature and is considered a Single Family Dwelling in CCC 07-07-03.

Although both can practically be used for the same purpose as a place for someone to live, it is clear that the two things, a manufactured or mobile home and an RV are separate and distinct and therefore a mobile home park and an RV Park are separate and distinct uses. They involve different means of residential living. If they were the same thing then RV Parks would not be treated differently than mobile home parks under the county ordinance. Since they are different, an RV Park cannot be an expansion of the CUP for a mobile home park. It is a distinct separate CUP on the same property. As long as both CUPs can co-exist in compliance with the technical or physical requirements in code as applied to the specific property, the two CUPs can be maintained on the same property.

The practical effect of the approval of this application for a CUP for the RV Park as proposed and conditioned is to potentially reduce the total number of mobile homes on the property under the existing CUP. In reality, this proposed CUP for the RV Park reduces the impact of the existing CUP; it does not expand it. The Current CUP for the mobile home park allows for up to 7 mobile homes to be located on the property. Mr. Olsen is not required to maintain seven mobile homes on the property at all times – that is the total number allowed. Mr. Olsen does not lose the original CUP if one or two mobile homes are removed, damaged or destroyed and he does not replace them immediately or takes a year or two to find new ones and replace them. There is no requirement that he use all seven spaces under the original CUP.

This requested CUP would allow up to eight RV spaces if the property owner does not use two of the mobile home spaces. This does not expand the CUP or violate its terms and conditions. An expansion of the mobile home park CUP would involve adding more of the same thing – more mobile homes. Since RV Parks are addressed and treated separately under the ordinance, this CUP cannot be considered an expansion of the lawful non-conforming CUP for the mobile home park. There may or may not be more vehicle trips associated with the subject property due to the new CUP due to the reduction in mobile homes and the occupancy and use of the RV spaces. This requested RV Park and current mobile home park are so small that any impacts overall with either or both would be minimal from a traffic standpoint. The CUP for the RV Park can co-exist with the other CUP on the property just like the myriad of possible examples of different conditional uses under the zoning matrix that can co-exist on the same property.

In today's world people use RV's as temporary short, medium and longer term living quarters. With current home prices people may be waiting to buy a house or get an apartment. They may be traveling and staying in the area for temporary positions in construction or nursing. Most if not all existing RV parks in Canyon County have those that use the park for short term, medium term and longer term stays. I don't think any intend the RV use a permanent single family housing use – they are typically a temporary or transitional use. The applicable ordinances may vary per jurisdiction on the definition of RV Park. Mr. Olsen would like his RV park to have the same opportunity but understands what he is applying for and that he is subject to the existing Canyon County Code when it comes to an RV Park. He has had people using the existing spaces for varying term uses. This application is for an RV Park under the current code which means land designed for the use of recreational vehicles for a fee as temporary living

quarters for recreation or vacation purposes. To be objective and enforceable it may be appropriate to place time limits on space use that correspond to those using the RV and the space as temporary living quarters for a time period that reasonably corresponds to those using the space for recreation or vacation purposes. Allowing longer term stays would require a change in the county zoning ordinance.

Modern technology allows many to work remotely as they travel and vacation. Many retired individuals purchase RVs and travel around the country and stay in areas for months at a time. They may stay in one area for several months to enjoy the area and its various opportunities and activities. Mr. Olsen understands the scope of the CUP will mean no longer term stays for patrons of his RV park unless or until there is an ordinance change.

The applicant would propose the following Conditions of Approval:

1. Comply with all applicable local, state and federal laws.
2. If the owner does not make use of up to two (2) of his seven (7) mobile home spaces under CU2002-42 he may locate up to four RV park spaces of the subject property for each one mobile home space not being use. For example, if the owner does not make use of the two mobile home spaces he may have up to eight RV parking spaces.
3. Recreational Vehicles may stay and park in the RV Park for no more than six consecutive months. If the county changes the county ordinance to provide for longer term RV park usage then the owner may follow the new ordinance and applicable time frames.
4. The owner shall comply with the applicable requirements of Southwest District Health.

Conclusion

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

Lakey-Villegas Law & Policy

Todd M. Lakey

Canyon County Assessor



7/9/2025, 9:19:05 AM

Imagery 2025

Red: Band_1

Green: Band_2

Blue: Band_3

Taxparcels

Canyon County Roads

Canyon County Roads

Sections-Adjusted for Assessment

County

SITE PLAN

1:1,128

0 0.01 0.02 0.04

0 0.01 0.03 0.06 km

Maps and data are to be used for reference purposes only and Canyon County, Idaho is not responsible for any inaccuracies herein contain

Pu

Exhibit B3:

Exhibit B4:

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

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

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** N/A

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____ Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst # N/A

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

Type: Existing Fencing Height: _____

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

☐ Other: _____

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

Seasonal ditch

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** N/A

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: N/A

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** RV Park

2. **DAYS AND HOURS OF OPERATION:** N/A

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

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

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? Up to 8 RV spaces

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

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** N/A

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit B5:

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 24938 Farmway rd	Parcel Number:	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 3.3	Current Zoning: A-G

Description of the Request: TO ADD 8 RV sites & remove 2 mobi Homes

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Olsen		
Company Name:		
Current address: 10947 Wagon Trail lane		
City: Middleton	State: Idaho	ZIP Code: 83644
Phone: [redacted]	Cell: [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 7-16-25	MEETING LOCATION: 24938 Farmway Rd
MEETING START TIME: 6 Pm	MEETING END TIME: 6:22 Pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. David J Olsen	[signature]	10947 Wagon Tr lane middleton 836
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): David J Olsen

APPLICANT/REPRESENTATIVE (Signature): DJ

DATE: 6/17/25

James & Tonya Green

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

June 26, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a conditional use permit (CUP). I currently have a conditional use permit for the small mobile home park located on my property. I am planning to request a CUP to allow two of the spaces not to be used for manufactured homes and to allow up to 8 recreational vehicles on the property instead of those two manufactured homes. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15.* This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

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

The Neighborhood Meeting details are as follows:

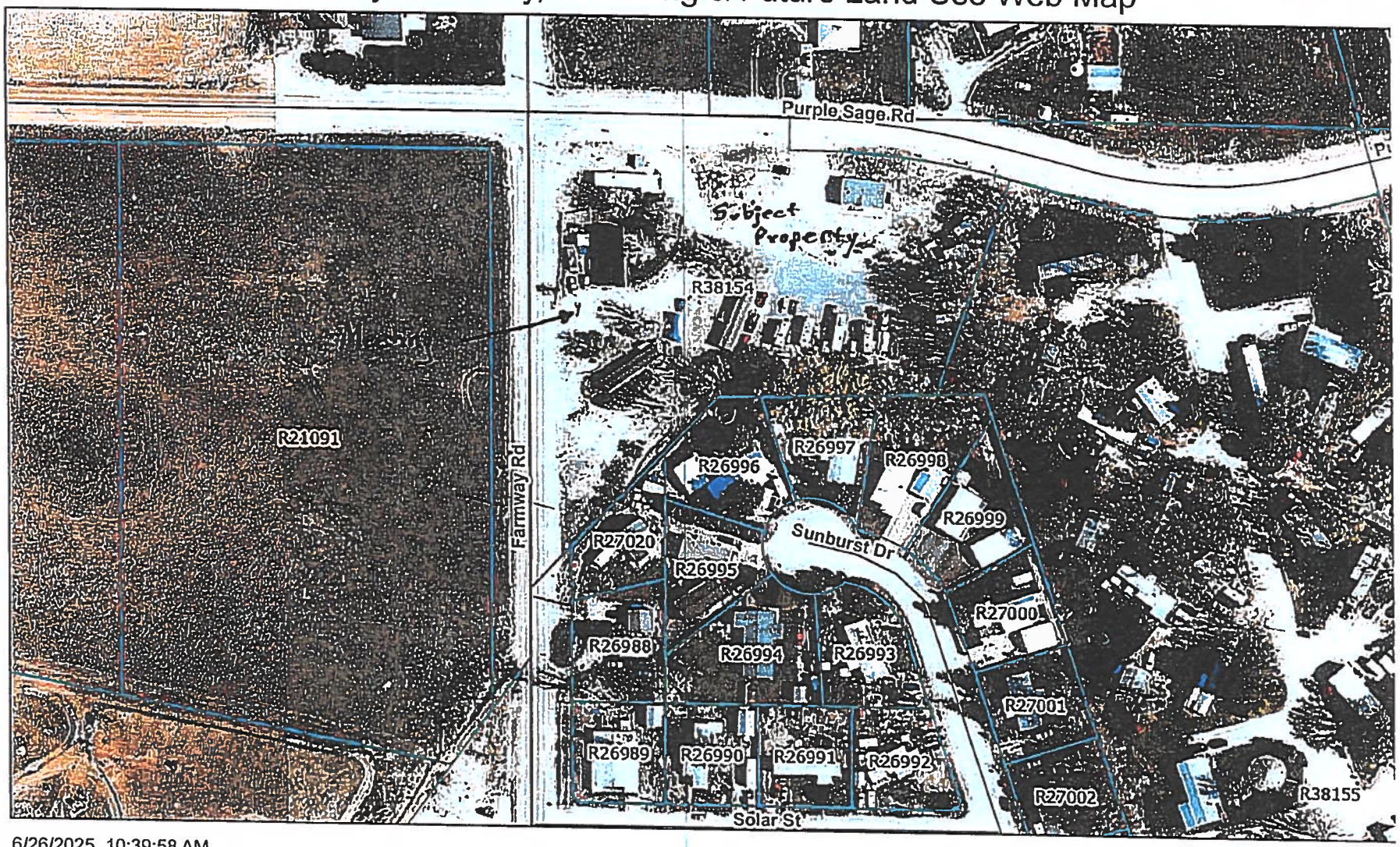
Date: Wednesday July 16, 2025
Time: 6:00 p.m.
Location: On site - at the Farmway Rd. entrance to my property – see attached map.
Property description:
Site Location: 24938 FARMWAY RD, CALDWELL, ID
Proposed access: Existing accesses on Farmway and Purple Sage – no new accesses
Total acreage: 3.35
Proposed lots: Not applicable

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

Sincerely,

David Olsen

Canyon County, ID Zoning & Future Land Use Web Map



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

Canyon County Roads

CCPublicTaxparcels

Urban_2023

Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Bureau of Land Management, State of Oregon, State of Oregon D Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USDA

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS,

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

EDWARD A. DALBESIO
131 LAURENT ST
SANTA CRUZ CA 95060

CYNDEL BOES
24924 BARBARA LN.
CALDWELL, ID 83607

CYNTHIA ANN VEASEY
15917 SOLAR ST
CALDWELL, ID 83605

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

DENNIS E HEALY
15926 SUNBEAM ST
CALDWELL, ID 83607

JACK LEE KEITHLEY
15941 SUNBEAM ST
CALDWELL, ID 83607

D. PAT HASTRITER
15927 SOLAR ST
CALDWELL, ID 83607

HARVEY D. MILLER
15943 SOLAR ST
CALDWELL, ID 83607

BOBBY ANDERSON
6925 ANDERSON LN
MARSING, ID 83639

ORVILLE D. ZUBER
15881 SOLAR ST
CALDWELL, ID 83607

GUADALUPE MELCHOR
24951 SUNBURST DR
CALDWELL, ID 83605

PATRICIA A. HURLEY
24934 SUNBURST DR
CALDWELL, ID 83607

STEVEN R. CALLAGHAN
24914 SUNBURST DR
CALDWELL, ID 83607

JAMES L. GREEN
24902 FARMWAY RD
CALDWELL, ID 83607

MATTHEW B. MURPHY
PO BOX 23
MELBA ID 83641

NOEMI GARCIA
16733 OLD FRIENDSHIP WAY
CALDWELL, ID 83607

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

CYRUS L. TUCHSCHER
15871 SOLAR ST
CALDWELL, ID 83605

CARLOS E. FLEETWOOD
24885 SUNBURST DR
CALDWELL, ID 83607

SERGIO PEREZ AGUILAR
13903 GARY LN
CALDWELL, ID 83607

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

FLOYD R. AMES
24876 SUNBURST DR
CALDWELL, ID 83607

RONDA ZIGLER
24842 SUNBURST DR
CALDWELL, ID 83607

DAVID G. MARKER
15938 SUNBEAM ST
CALDWELL, ID 83607

WAYNE T. KITCHEN
15951 SUNBEAM ST
CALDWELL, ID 83607

NICHOLE MARIE HETRICK
15920 SOLAR ST
CALDWELL, ID 83607

DANNY COMBS
24942 SUNBURST DR
CALDWELL, ID 83607

MICHAEL DUNLAP
24898 SUNBURST DR
CALDWELL, ID 83607

LONNIE K. CORBRIDGE
24880 SUNBURST DR
CALDWELL, ID 83607

CHARLES K. GONZALES
24840 SUNBURST DR
CALDWELL, ID 83607

STEVENSON FAMILY TRUST
24815 FARMWAY RD
CALDWELL, ID 83607

SUSAN E. KEPLER
24827 FARMWAY RD
CALDWELL, ID 83607

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

DELAINY WALKER
15956 PURPLE SAGE RD
CALDWELL, ID 83607

SVETLANA POLTAVETS
15968 PURPLE SAGE RD
CALDWELL, ID 83607

SHAUN STEELE
400 W BEACON LIGHT RD
EAGLE, ID 83616

GONZALO NAVARRO
4815 OXBOW AVE
CALDWELL, ID 83605

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

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

Exhibit B6:

AGENCY ACKNOWLEDGMENT

Date: 6/30/25
Applicant: David OLSEN
Parcel Number: R38154
Site Address: 24938 FARMWAY RD CALDWELL ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

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

Fire District: District: Middleton RFD
☒ Applicant submitted/met for official review.

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

Highway District: District: Notus-Parma Highway District
☑ Applicant submitted/met for official review.

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

Irrigation District: District: _____
☐ Applicant submitted/met for official review.

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

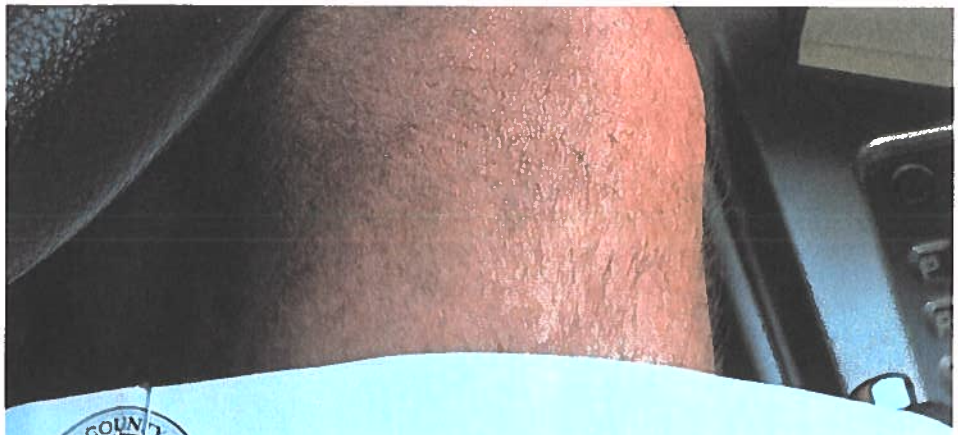
Area of City Impact: City: _____
☐ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: 6/30/25
Applicant: David OLSEN
Parcel Number: R3B154
Site Address: 24938 FARMWAY Rd CALDWELL ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 06/30/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton RFD
☒ Applicant submitted/met for official review.
Date: 7-1-25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District:
☐ Applicant submitted/met for official review.
Date: _____ Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon Irr.
☒ Applicant submitted/met for official review.
Date: 8/5/25 Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City:
☐ Applicant submitted/met for official review.
Date: _____ Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed:
Canyon County Development Services Staff

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

Exhibit C:

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO T
ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

Exhibit C1:

R38154 PARCEL INFORMATION REPORT

6/3/2026 3:36:28 PM

PARCEL NUMBER:	R38154
OWNER NAME:	OLSEN DAVID J
CO-OWNER:	
MAILING ADDRESS:	423 E KARCHER RD NAMPA ID 83687
SITE ADDRESS:	24938 FARMWAY RD
TAX CODE:	0330000
TWP:	5N **RNG:** 3W **SEC:** 33 **QUARTER:** NW
ACRES:	3.35
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NOTUS-PARMA HWY #2
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0230G
WETLAND:	Riverine
NITRATE PRIORITY:	NE CANYON CO.
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2017003526
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	33-5N-3W NW TX 11 LESS TX 11-A IN NWNW OLSEN MHP
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

Exhibit C2:

EXHIBIT C2

Case Maps/Reports

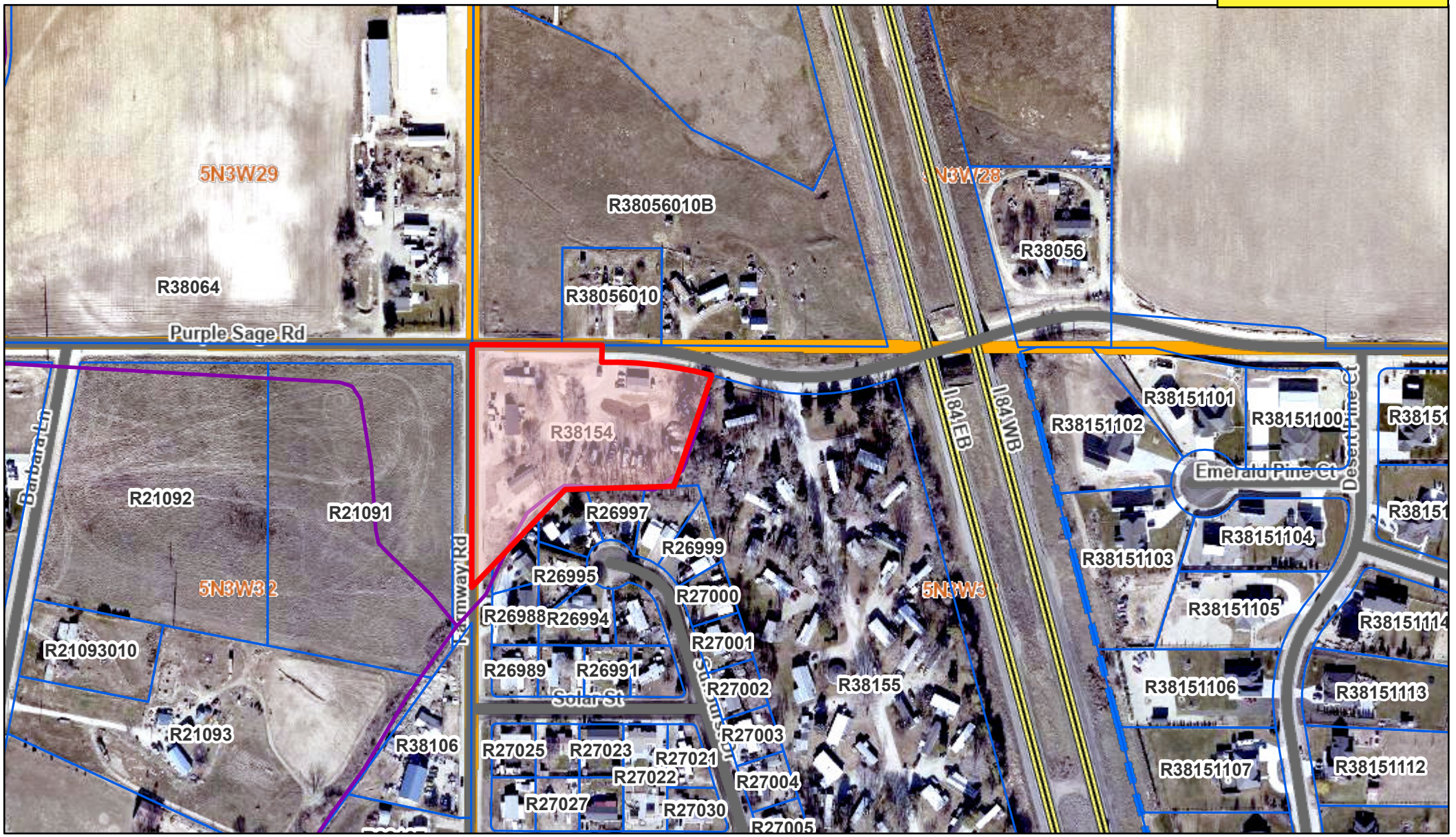
Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

Canyon County, ID Web Map

Exhibit C2.1:



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

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

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

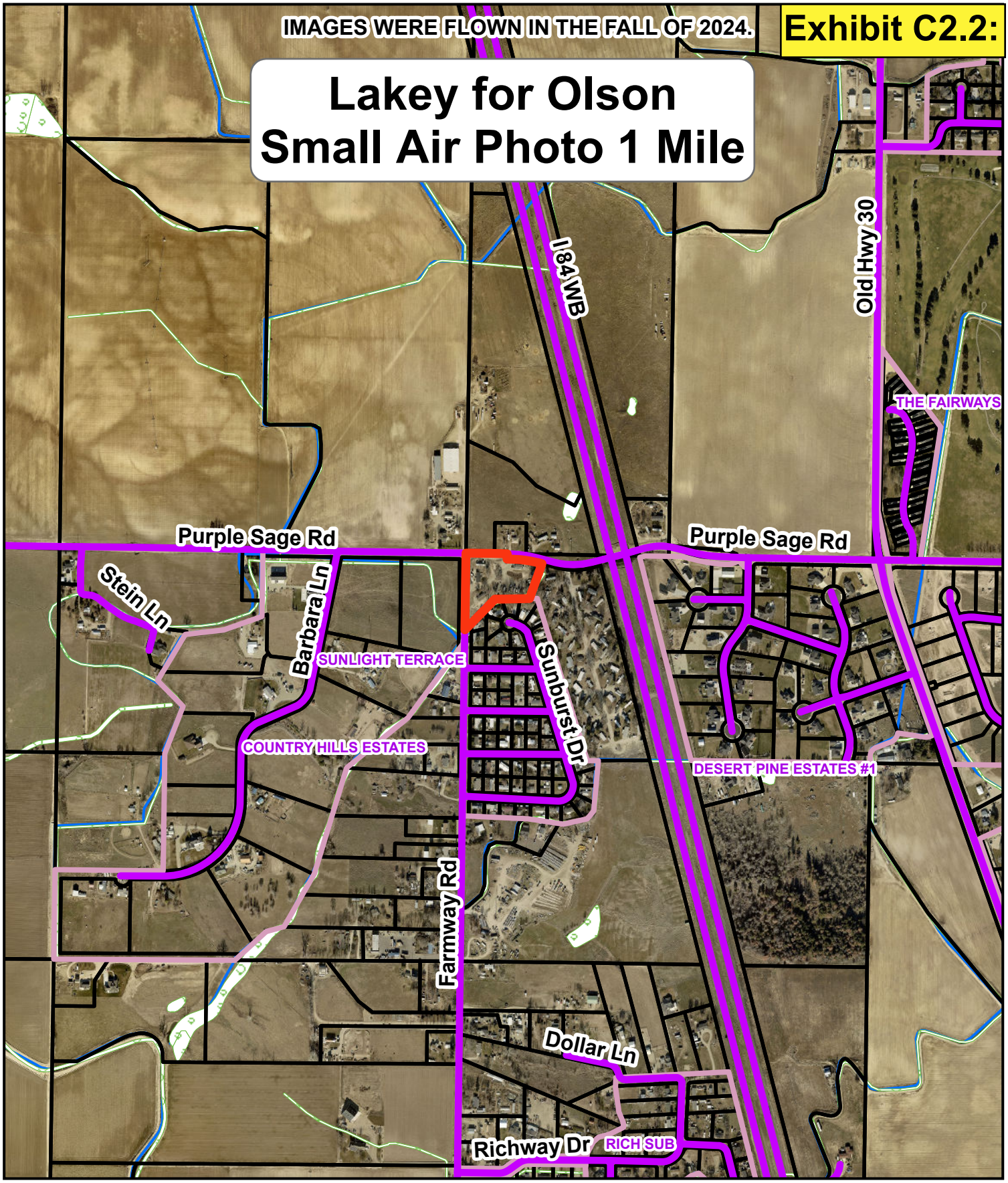
Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit C2.2:

Lakey for Olson
Small Air Photo 1 Mile



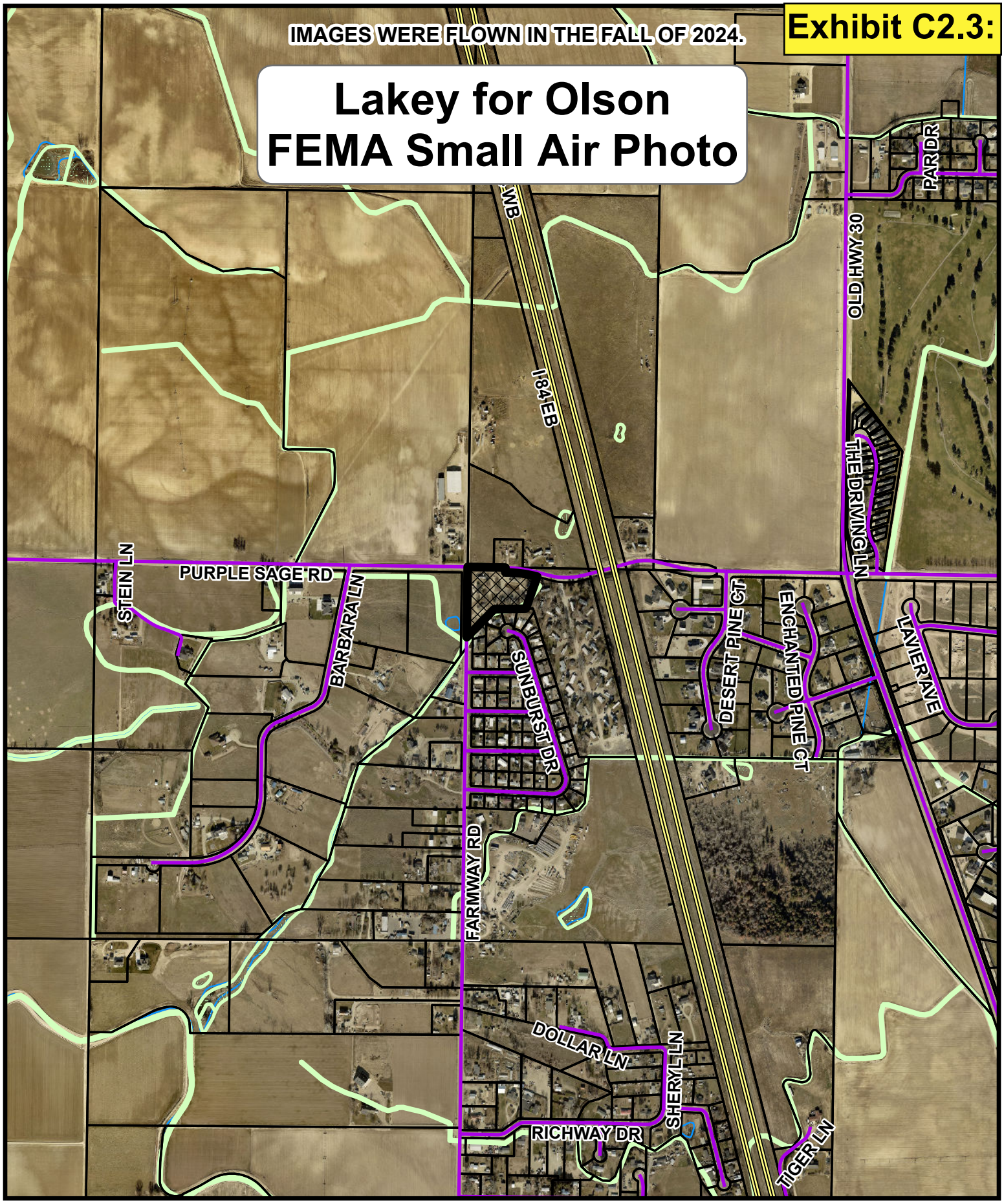
City_Limits
Wetlands

0 0.25 0.5 Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit C2.3:

Lakey for Olson
FEMA Small Air Photo



Legend

- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

400 0 400 Feet

Exhibit C2.4:

Lakey for Olson Small Vicinity Map

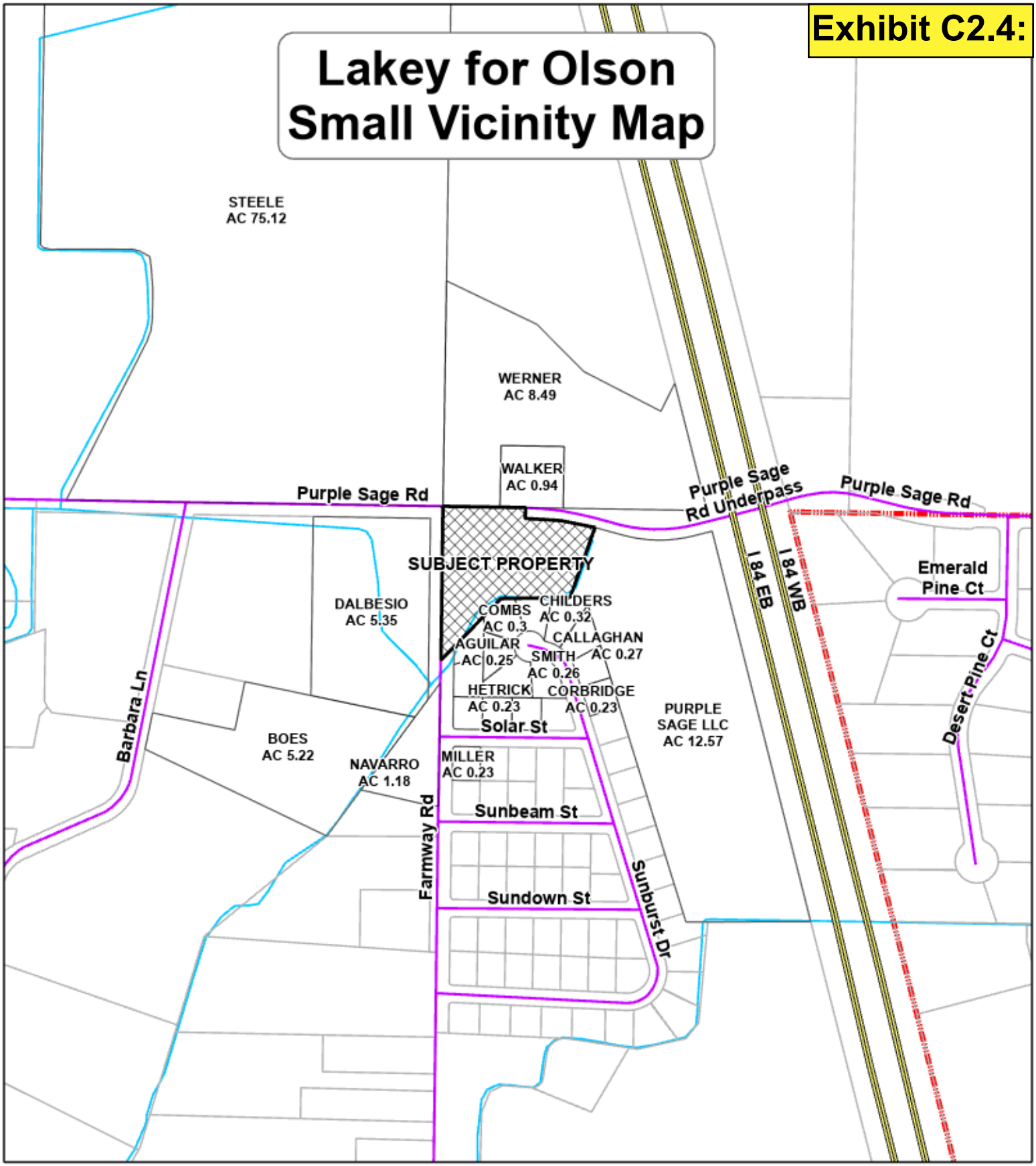
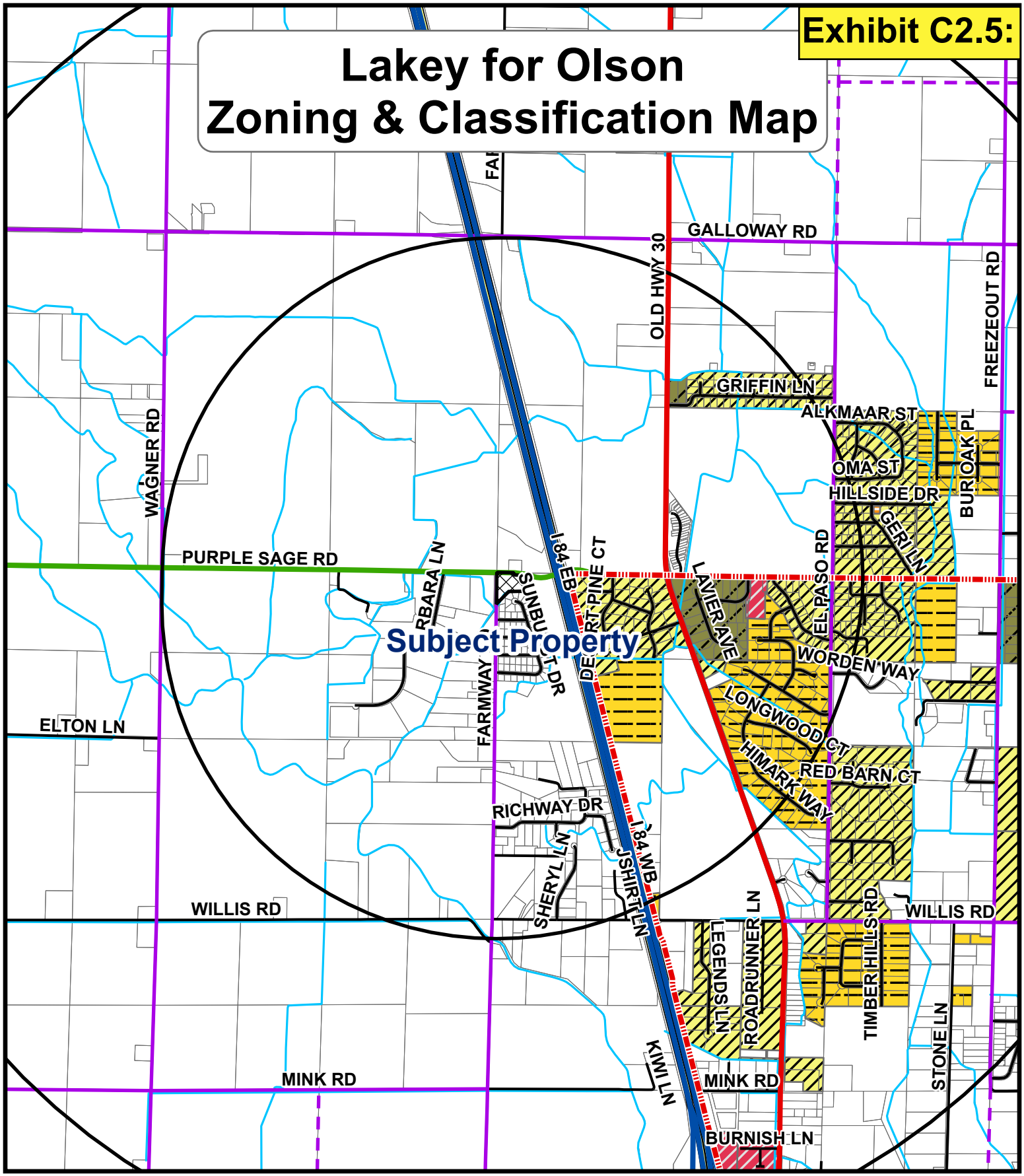
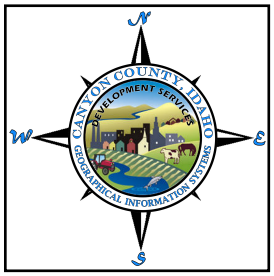


Exhibit C2.5:

Lakey for Olson
Zoning & Classification Map



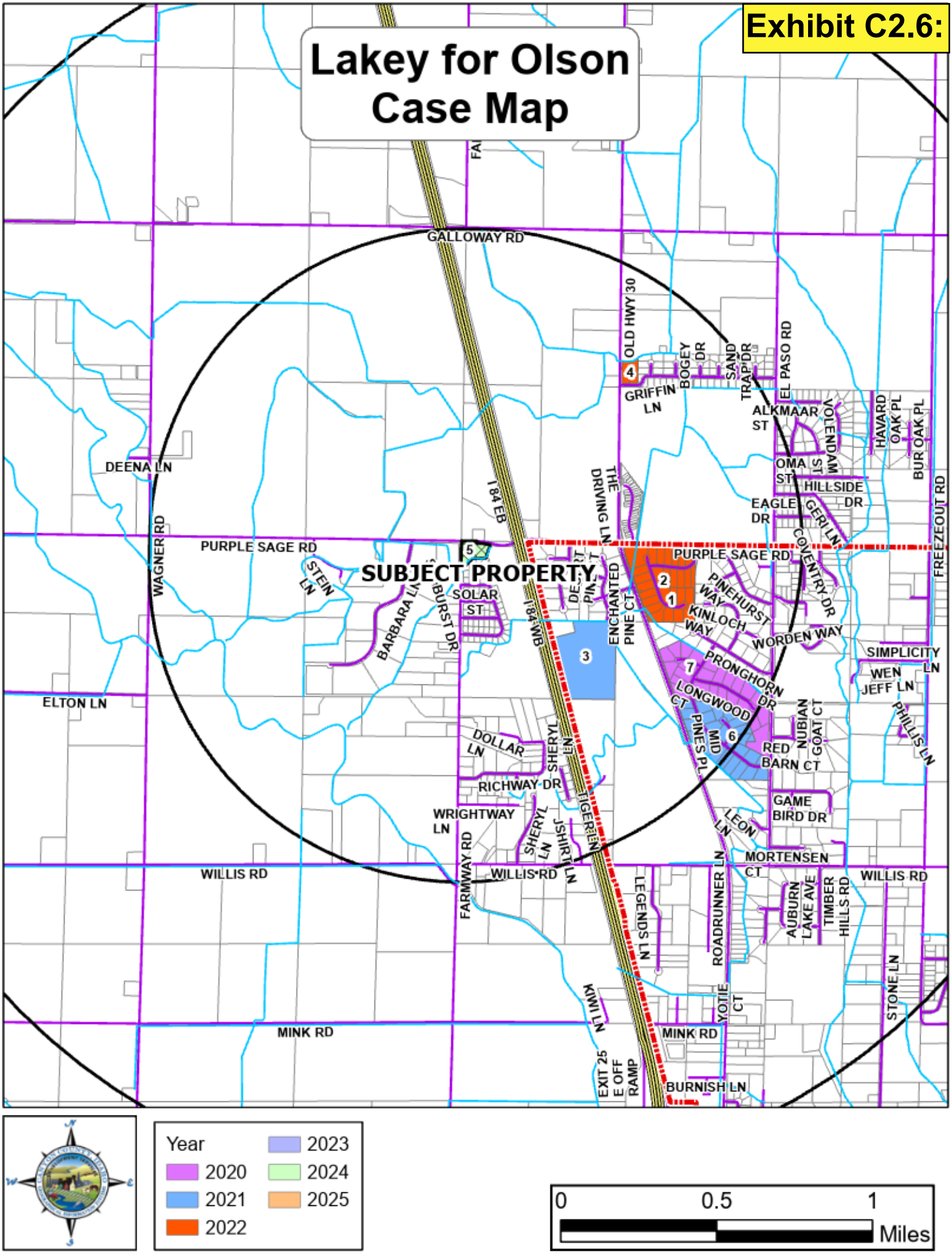


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

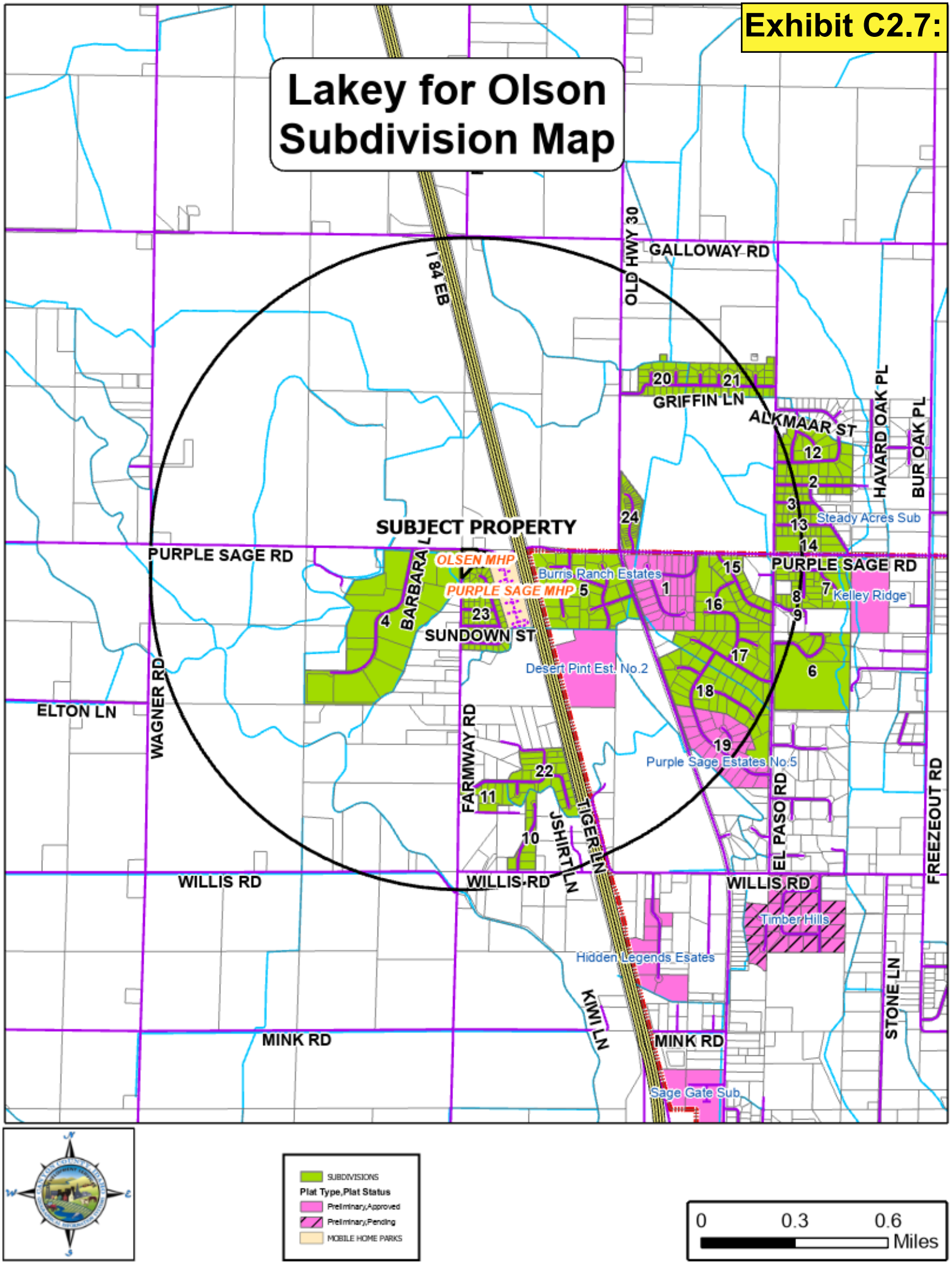
Exhibit C2.6:

Lakey for Olson Case Map



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0029	hange zoning from RR and C1 to CR-F	BURRIS RANCH	APPROVED
2	SD2021-0017	Burris Ranch Estates Plat	Burris Ranch Estates	Approved
3	SD2020-0038	Plat - 17 Lots	Desert Pine Est. No.2	APPROVED
4	RZ2022	Rezone RR to CR-R1	Franks	APPROVED
5	CU2023-0035	CU2002-42 Mofifiction	Olsen	APPROVED
6	SD2020-0026	Plat - Purple Sage Esates No.5	Plat - Purple Sage Esates No.5	APPROVED
7	SD2019-0043	Purple Sage Estaates No.4	Purples Sage Estates No.4	APPROVED


Exhibit C2.7:
Lakey for Olson Subdivision Map
I 84 EB
OLD HWY 30
GALLOWAY RD
GRIFFIN LN
ALKMAAR ST
HAVARD OAK PL
BUR OAK PL
Steady Acres Sub
SUBJECT PROPERTY
PURPLE SAGE RD
OLSEN MHP
PURPLE SAGE MHP
Burris Ranch Estates
Kelley Ridge
BARBARA L
SUNDOWN ST
Desert Pint Est. No.2
WAGNER RD
ELTON LN
FARMWAY RD
Purple Sage Estates No.5
EL PASO RD
FREEZEOUT RD
JSHIRT LN
TIGER LN
WILLIS RD
Timber Hills
Hidden Legends Esates
KIWI LN
STONE LN
MINK RD
Sage Gate Sub
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.3
0.6
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
24	496.23	490	1.01

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	86.98	49	1.78

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
42	3.55	0.24	0.21	75.12

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
2	7.95	28.50	3.00	4.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BURRIS RANCH ESTATES SUBDIVISION	1	5N3W33	31.09	29	1.07	CANYON COUNTY	2024
COUNTRY CLUB SUB #1	2	5N3W27	8.64	18	0.48	COUNTY (Canyon	1964
COUNTRY CLUB SUB #3	3	5N3W27	5.36	12	0.45	COUNTY (Canyon	1978
COUNTRY HILLS ESTATES	4	5N3W32	84.65	14	6.05	COUNTY (Canyon	1973
DESERT PINE ESTATES #1	5	5N3W33	45.69	35	1.31	COUNTY (Canyon	2008
EL PASO HEIGHTS	6	5N3W34	37.90	7	5.41	COUNTY (Canyon	1998
FOX RIDGE ESTATES	7	5N3W34	21.64	26	0.83	COUNTY (Canyon	1992
FOX RIDGE ESTATES #2	8	5N3W34	3.16	9	0.35	COUNTY (Canyon	1996
FOX RIDGE ESTATES #3	9	5N3W34	0.42	1	0.42	COUNTY (Canyon	1996
GARRISON ACRES	10	5N3W33	7.66	8	0.96	COUNTY (Canyon	1972
GRACELAND SUB	11	5N3W33	6.38	6	1.06	COUNTY (Canyon	2003
HOLLANDIA EST #2	12	5N3W27	22.96	23	1.00	COUNTY (Canyon	2005
MASTERS SUB	13	5N3W27	8.03	17	0.47	COUNTY (Canyon	1994
NOVAK ACRES	14	5N3W27	8.38	6	1.40	COUNTY (Canyon	2001
PURPLE SAGE ESTATES	15	5N3W33	13.35	6	2.23	COUNTY (Canyon	1967
PURPLE SAGE ESTATES SUBDIVISION NO. 2	16	5N3W33	19.17	14	1.37	COUNTY (Canyon	2018
PURPLE SAGE ESTATES SUBDIVISION NO. 3	17	5N3W33	27.00	22	1.23	COUNTY (Canyon	2019
PURPLE SAGE ESTATES SUBDIVISION NO. 4	18	5N3W33	33.44	25	1.34	COUNTY (Canyon	2021
PURPLE SAGE ESTATES SUBDIVISION NO. 5	19	5N3W33	28.45	25	1.14	COUNTY (Canyon	2022
R & R SUB #1	20	5N3W28	11.61	21	0.55	COUNTY (Canyon	1973
R & R SUB #2	21	5N3W28	20.09	41	0.49	COUNTY (Canyon	1973
RICH SUB	22	5N3W33	20.05	24	0.84	COUNTY (Canyon	1973
SUNLIGHT TERRACE	23	5N3W33	22.38	69	0.32	COUNTY (Canyon	1978
THE FAIRWAYS	24	5N3W28	8.72	32	0.27	COUNTY (Canyon	1996

SUBDIVISIONS IN PLATTING

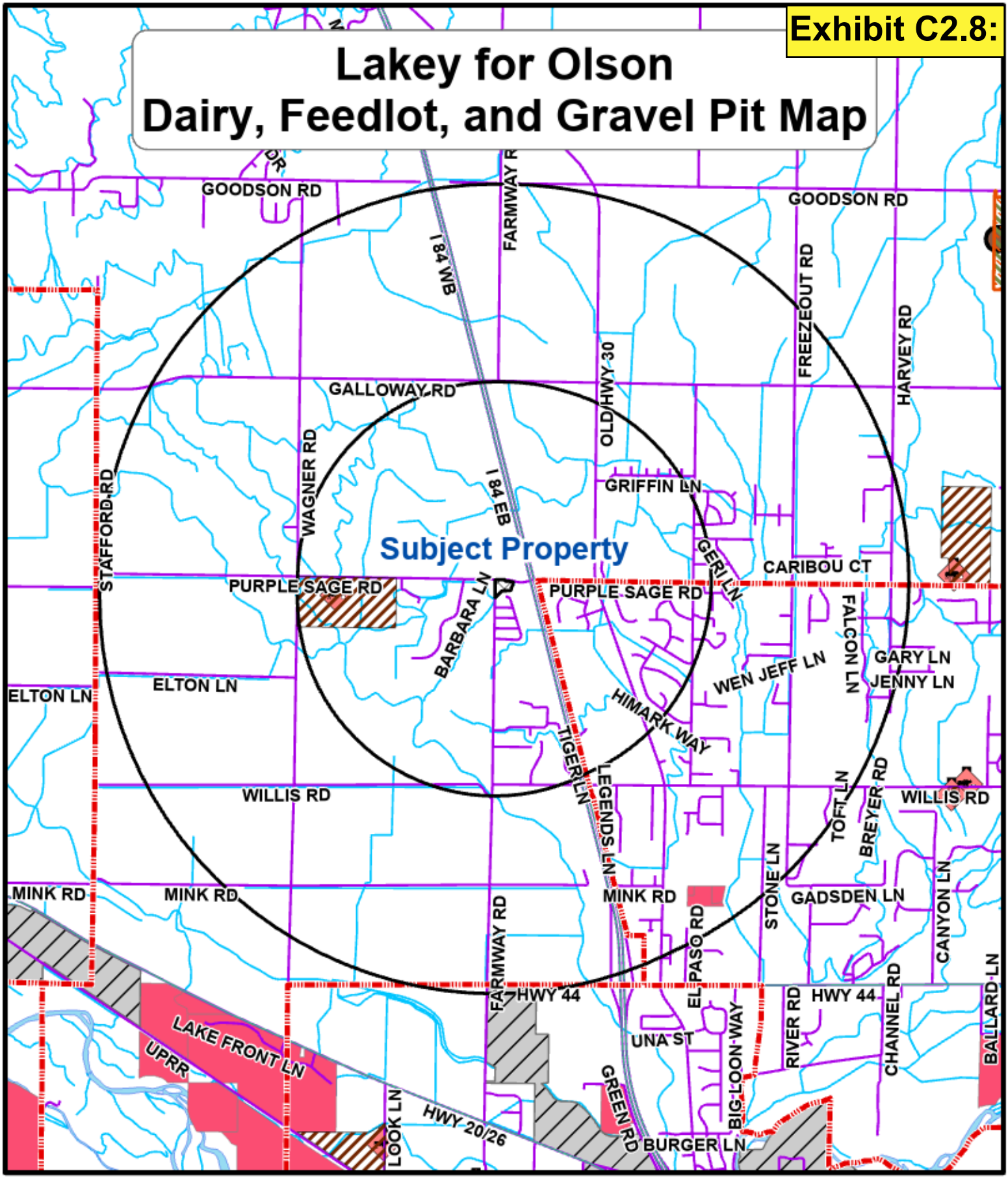
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Purple Sage Estates No.5	28.32	23	1.23
Burris Ranch Estates	31.11	26	1.20
Desert Pint Est. No.2	27.55	0	#DIV/0!

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Purple Sage MHP	15881 Purple Sage Road	12.56	50	0.25	Canyon County

Exhibit C2.8:

Lakey for Olson
Dairy, Feedlot, and Gravel Pit Map

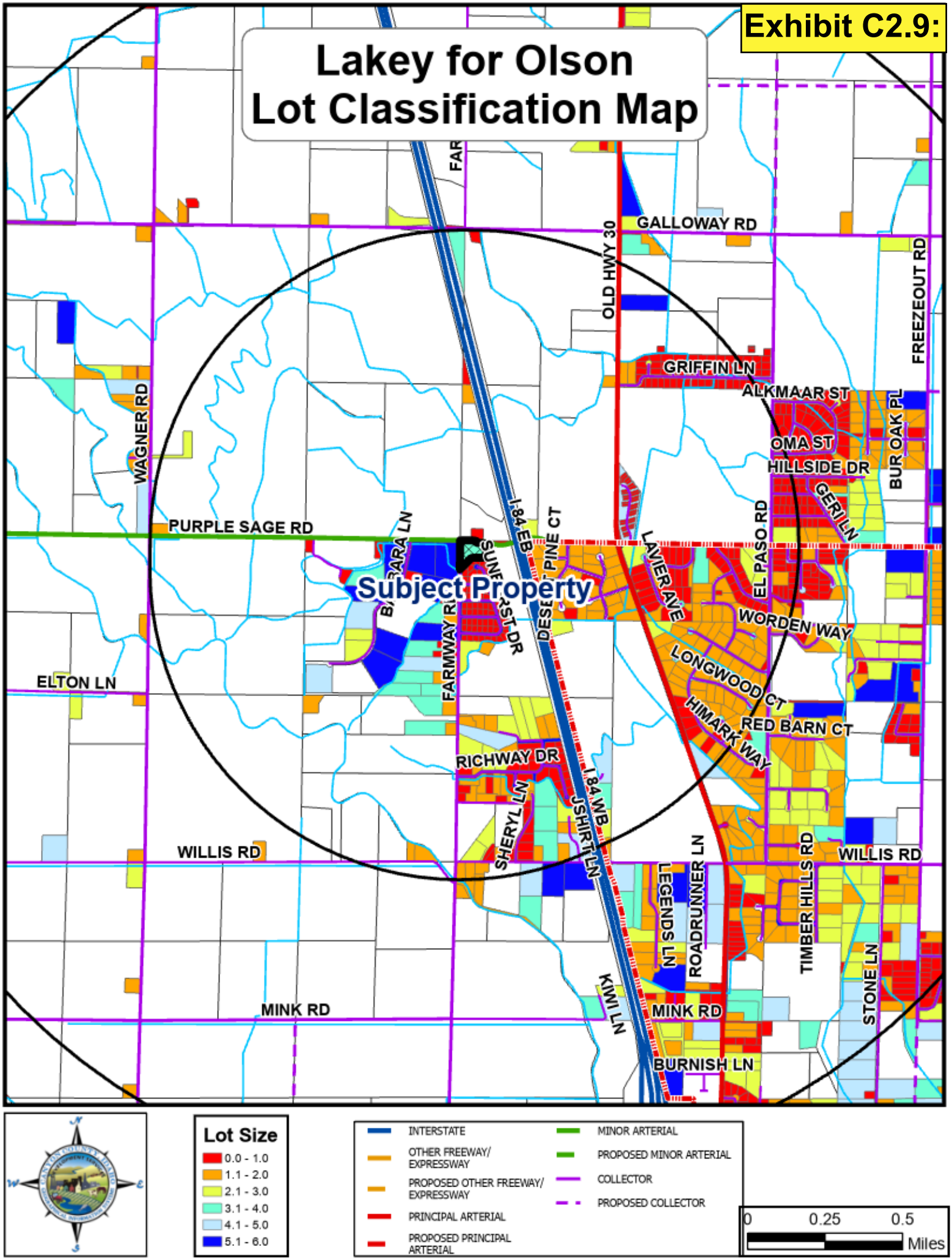


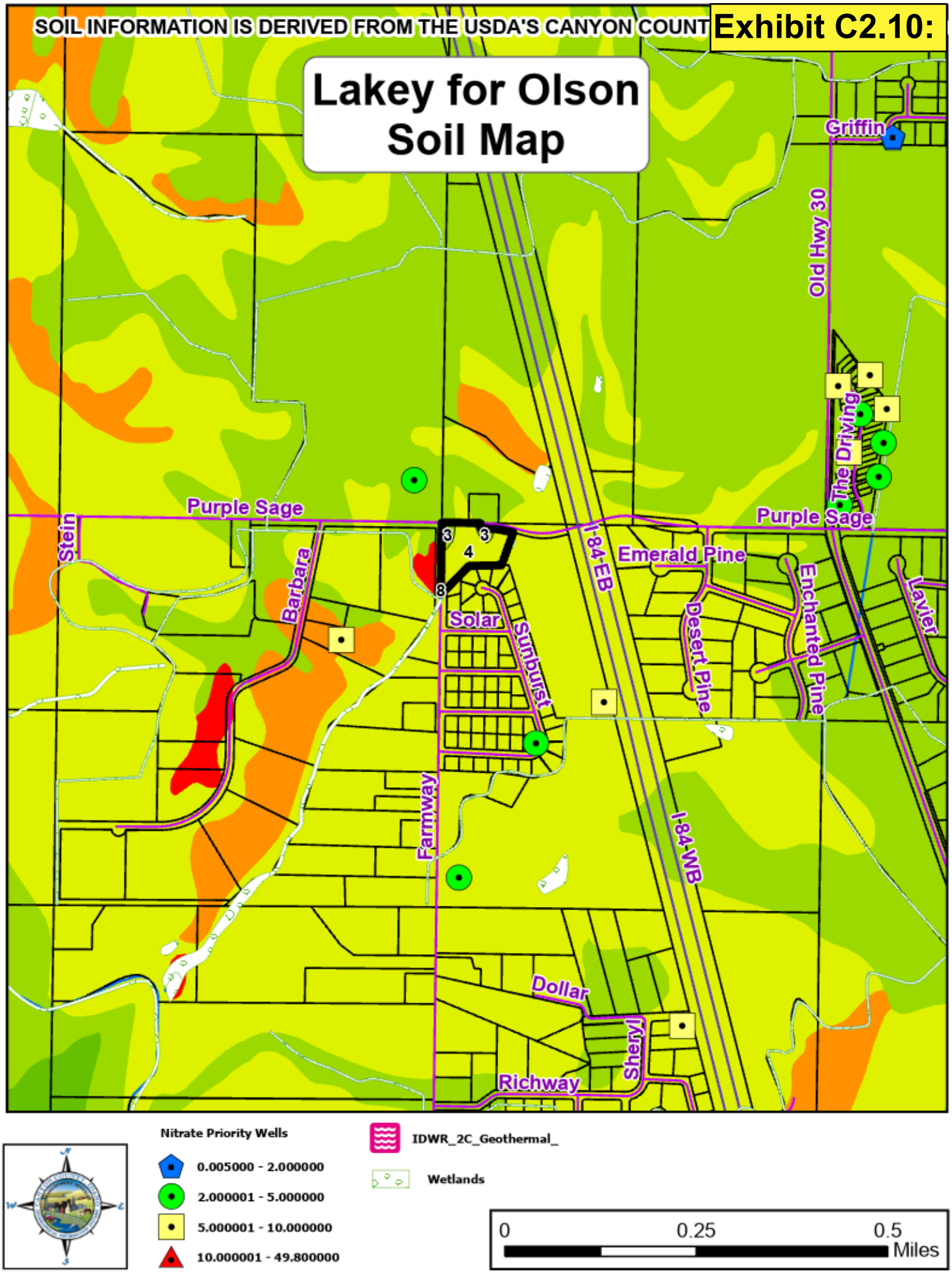
FEEDLOTS

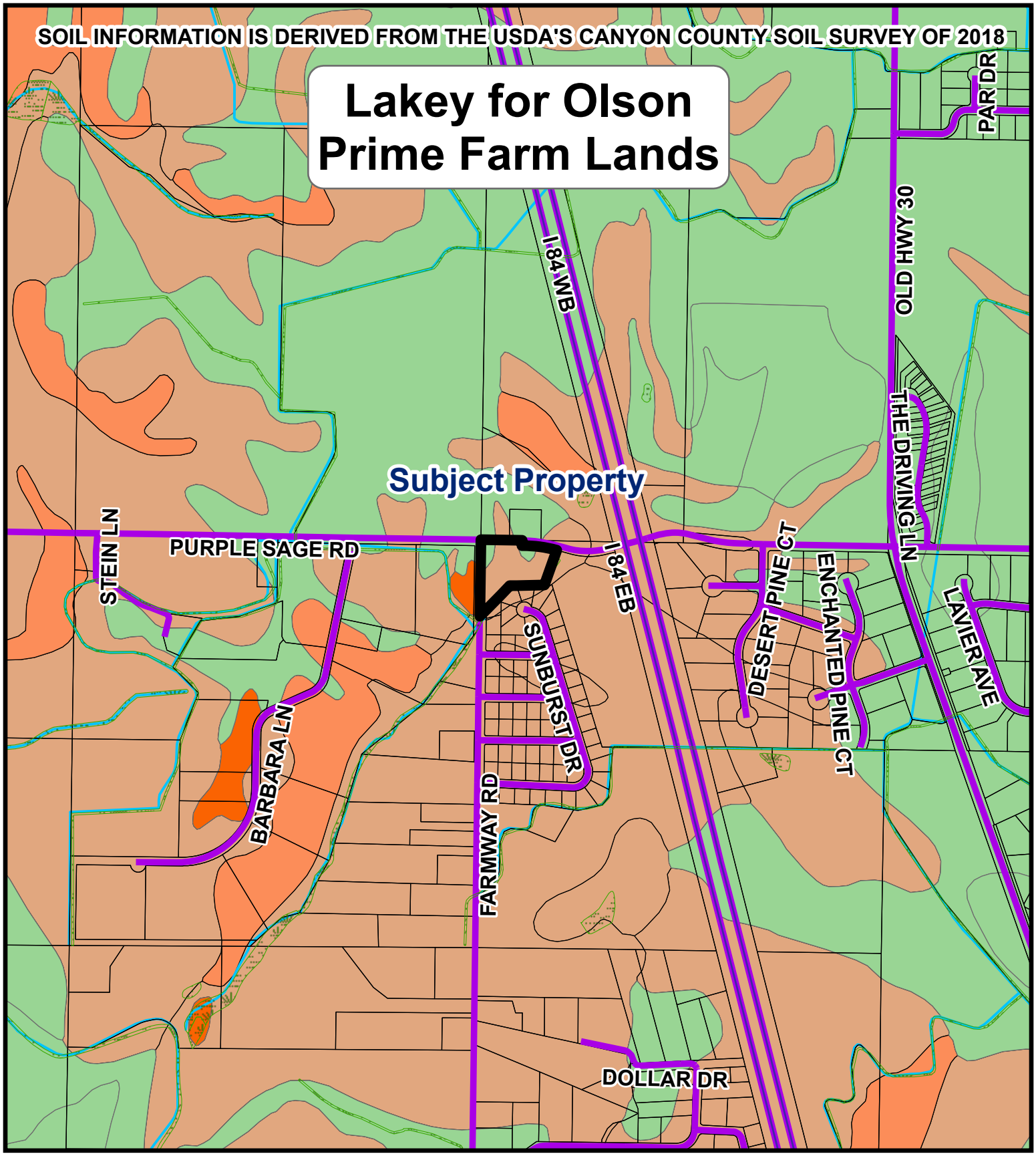
DAIRIES

GRAVELPITS

0 0.75 1.5 Miles


Exhibit C2.9:
Lakey for Olson
Lot Classification Map
GALLOWAY RD
OLD HWY 30
FREEZEOUT RD
GRIFFIN LN
ALKMAAR ST
OMA ST
HILLSIDE DR
BUR OAK PL
GERI LN
WAGNER RD
PURPLE SAGE RD
I-84 EB
PINE CT
EL PASO RD
LAVIER AVE
WORDEN WAY
LONGWOOD CT
RED BARN CT
HIMARK WAY
Subject Property
FARMWAY RD
SUNEST DR
ELTON LN
RICHWAY DR
I-84 WB
SHERYL LN
JSHIRT LN
WILLIS RD
LEGENDS LN
ROADRUNNER LN
TIMBER HILLS RD
STONE LN
KIWI LN
MINK RD
BURNISH LN
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT
Exhibit C2.10:
Lakey for Olson
Soil Map
Griffin
Old Hwy 30
The Driving
Purple Sage
Purple Sage
Stein
Barbara
3
3
4
8
I-84-EB
Emerald Pine
Enchanted Pine
Desert Pine
Lavier
Solar
Sunburst
Farmway
I-84-WB
Dollar
Sheryl
Richway
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Lakey for Olson
Prime Farm Lands
Subject Property
I 84 WB
I 84 EB
OLD HWY 30
PAR DR
THE DRIVING LN
LAVIER AVE
DESERT PINE CT
ENCHANTED PINE CT
SUNBURST DR
FARMWAY RD
PURPLE SAGE RD
STEIN LN
BARBARA LN
DOLLAR DR
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
0
0.125
0.25
Miles

SOIL REPORT

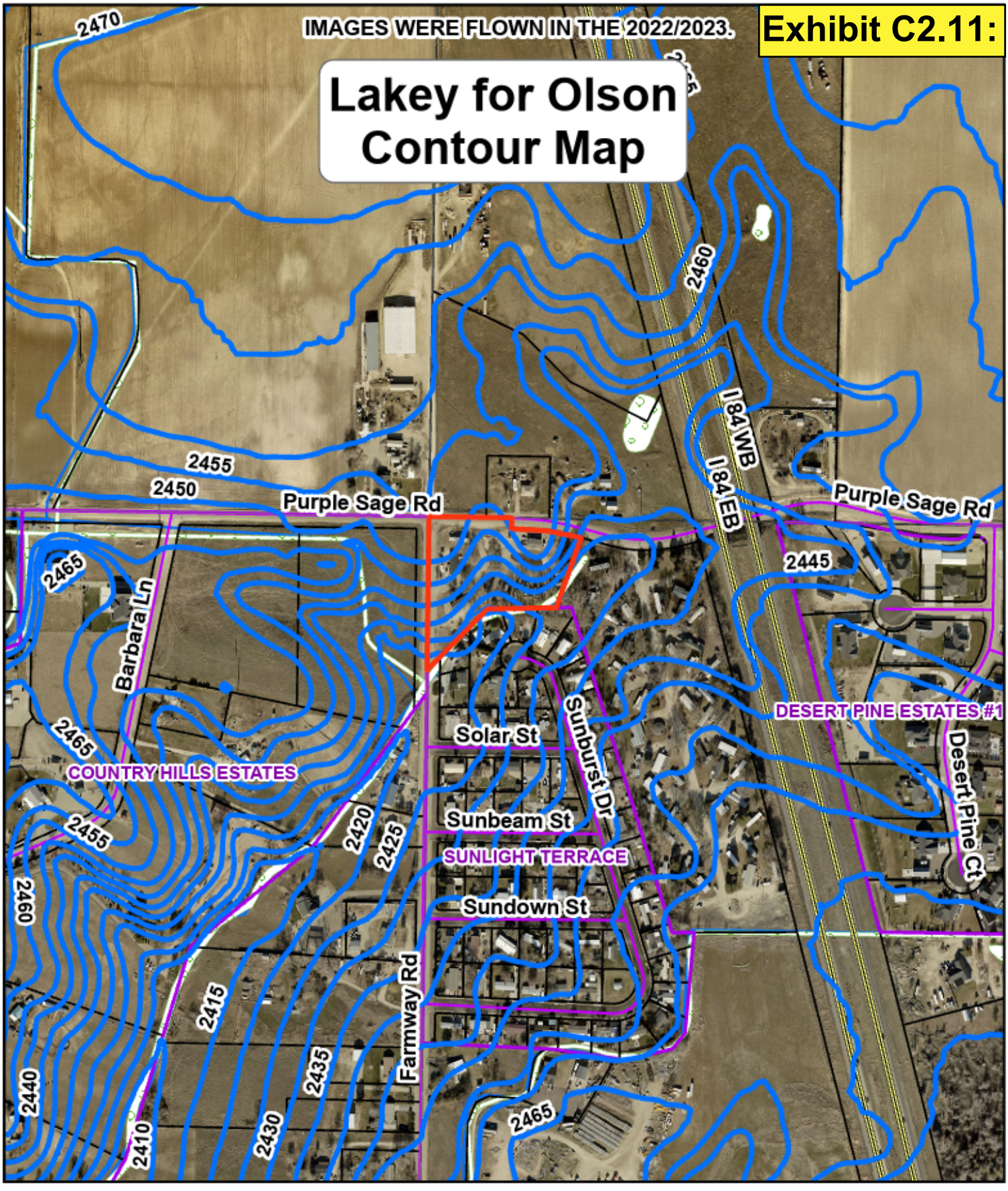
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
8	LEAST SUITED SOIL	23.78	0.00	0.02%
4	MODERATELY SUITED SOIL	120763.62	2.77	82.82%
3	MODERATELY SUITED SOIL	25029.69	0.57	17.17%
4	MODERATELY SUITED SOIL	0.31	0.00	0.00%
		145817.40	3.35	100%

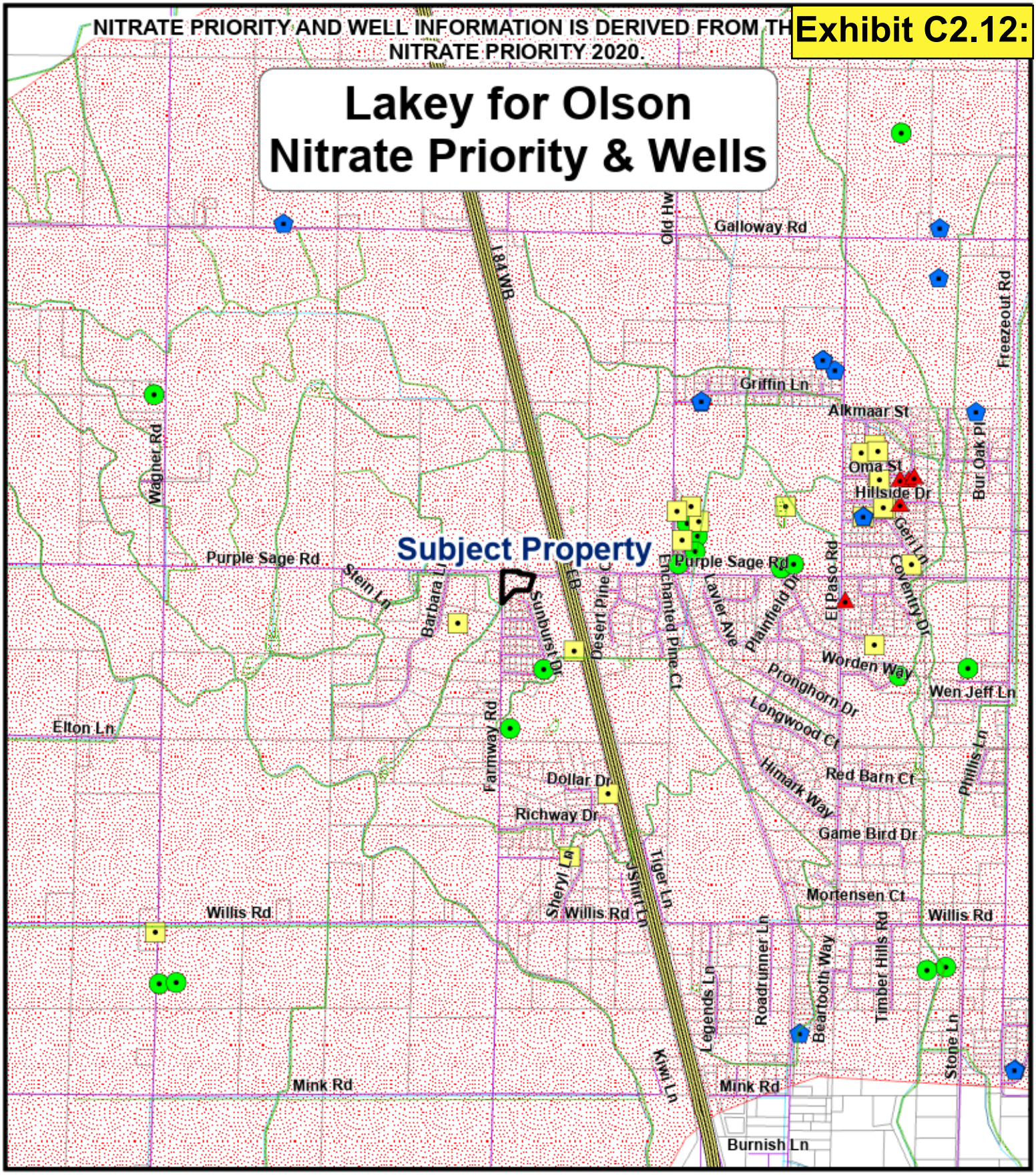
FARMLAND REPORT

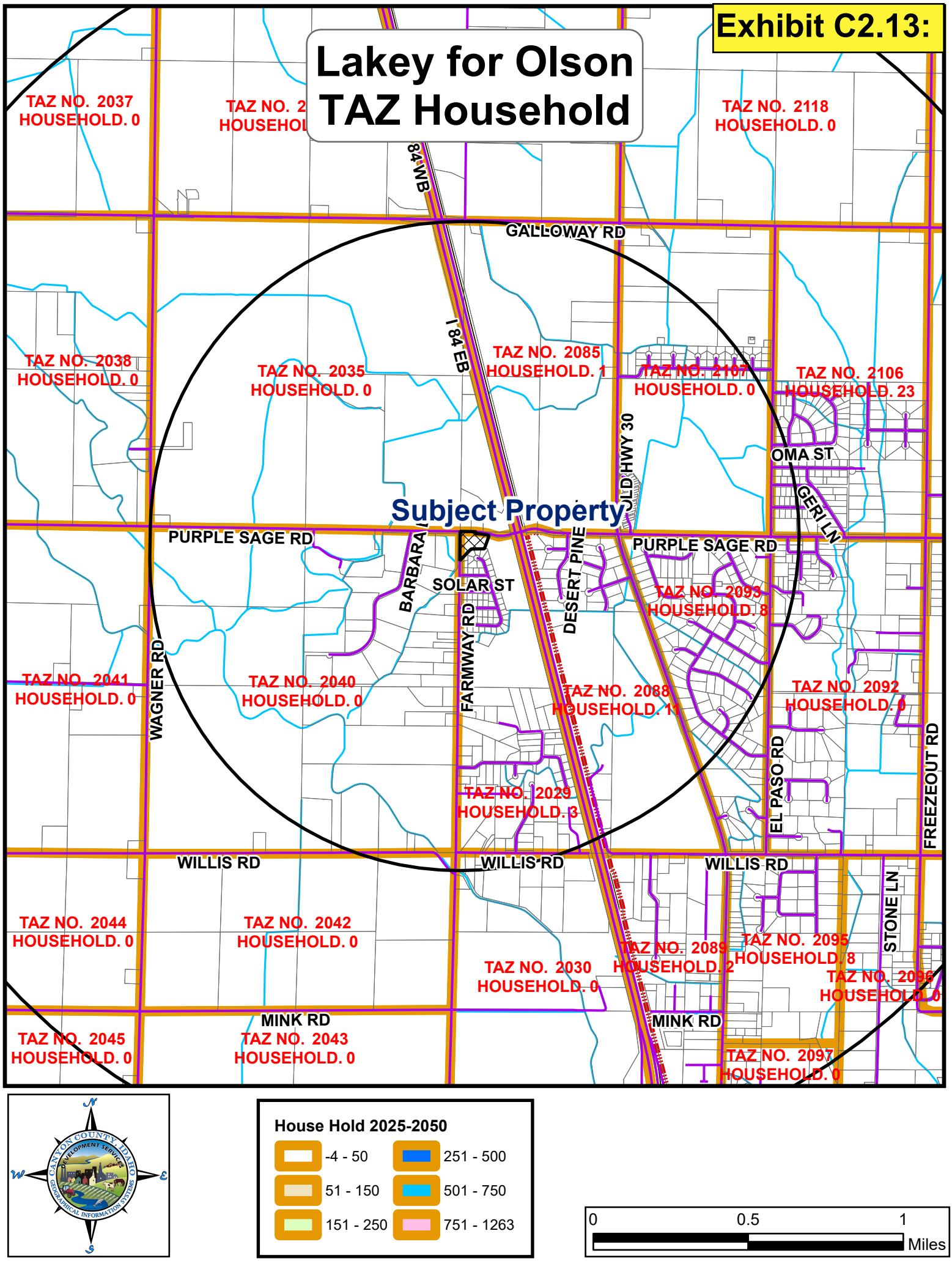
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
Gp	0	23.78	0.00	0.02%
LaD	Farmland of statewide importance, if irrigated	120763.62	2.77	82.82%
EsB	Prime farmland if irrigated	25029.69	0.57	17.17%
LkC	Farmland of statewide importance, if irrigated	0.31	0.00	0.00%
		145817.40	3.35	100%

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


Exhibit C2.11:
IMAGES WERE FLOWN IN THE 2022/2023.
Lakey for Olson
Contour Map
2470
2460
2455
2450
2445
2465
2420
2425
2460
2415
2435
2440
2410
2430
Purple Sage Rd
Purple Sage Rd
I84WB
I84EB
Barbara Ln
Solar St
Sunburst Dr
Sunbeam St
SUNLIGHT TERRACE
Sundown St
Farmway Rd
COUNTRY HILLS ESTATES
DESERT PINE ESTATES #1
Desert Pine Ct
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet


Exhibit C2.12:
NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM TH
NITRATE PRIORITY 2020.
Lakey for Olson
Nitrate Priority & Wells
Subject Property
Galloway Rd
Old Hw
I84WB
Freezeout Rd
Griffin Ln
Alkmaar St
Oma St
Hillside Dr
Bur Oak Pl
Gert Ln
Wagner Rd
Purple Sage Rd
Stein Ln
Barbara Ln
Sunburst Dr
Desert Pine Dr
Enchanted Pine Ct
Lavier Ave
Plainfield Dr
El Paso Rd
Coventry Dr
Worden Way
Pronghorn Dr
Wen Jeff Ln
Longwood Ct
Elton Ln
Farmway Rd
Dollar Dr
Richway Dr
Hitmark Way
Red Barn Ct
Phillis Ln
Game Bird Dr
Sheryl Ln
Tiger Ln
Mortensen Ct
Willis Rd
Legends Ln
Roadrunner Ln
Beartooth Way
Timber Hills Rd
Stone Ln
Kiwi Ln
Mink Rd
Burnish Ln
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.5
1
Miles


Exhibit C2.13:
Lakey for Olson
TAZ Household
TAZ NO. 2037
HOUSEHOLD. 0
TAZ NO. 2
HOUSEHOL
TAZ NO. 2118
HOUSEHOLD. 0
84 WB
GALLOWAY RD
I 84 EB
TAZ NO. 2038
HOUSEHOLD. 0
TAZ NO. 2035
HOUSEHOLD. 0
TAZ NO. 2085
HOUSEHOLD. 1
TAZ NO. 2107
HOUSEHOLD. 0
TAZ NO. 2106
HOUSEHOLD. 23
OLD HWY 30
OMA ST
GERI LN
Subject Property
PURPLE SAGE RD
PURPLE SAGE RD
BARBARA
SOLAR ST
DESERT PINE
TAZ NO. 2093
HOUSEHOLD. 8
FARMWAY RD
WAGNER RD
TAZ NO. 2041
HOUSEHOLD. 0
TAZ NO. 2040
HOUSEHOLD. 0
TAZ NO. 2088
HOUSEHOLD. 11
TAZ NO. 2092
HOUSEHOLD. 0
EL PASO RD
FREEZEOUT RD
TAZ NO. 2029
HOUSEHOLD. 3
WILLIS RD
WILLIS RD
WILLIS RD
STONE LN
TAZ NO. 2044
HOUSEHOLD. 0
TAZ NO. 2042
HOUSEHOLD. 0
TAZ NO. 2089
HOUSEHOLD. 2
TAZ NO. 2095
HOUSEHOLD. 8
TAZ NO. 2030
HOUSEHOLD. 0
TAZ NO. 2096
HOUSEHOLD. 0
MINK RD
MINK RD
TAZ NO. 2045
HOUSEHOLD. 0
TAZ NO. 2043
HOUSEHOLD. 0
TAZ NO. 2097
HOUSEHOLD. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

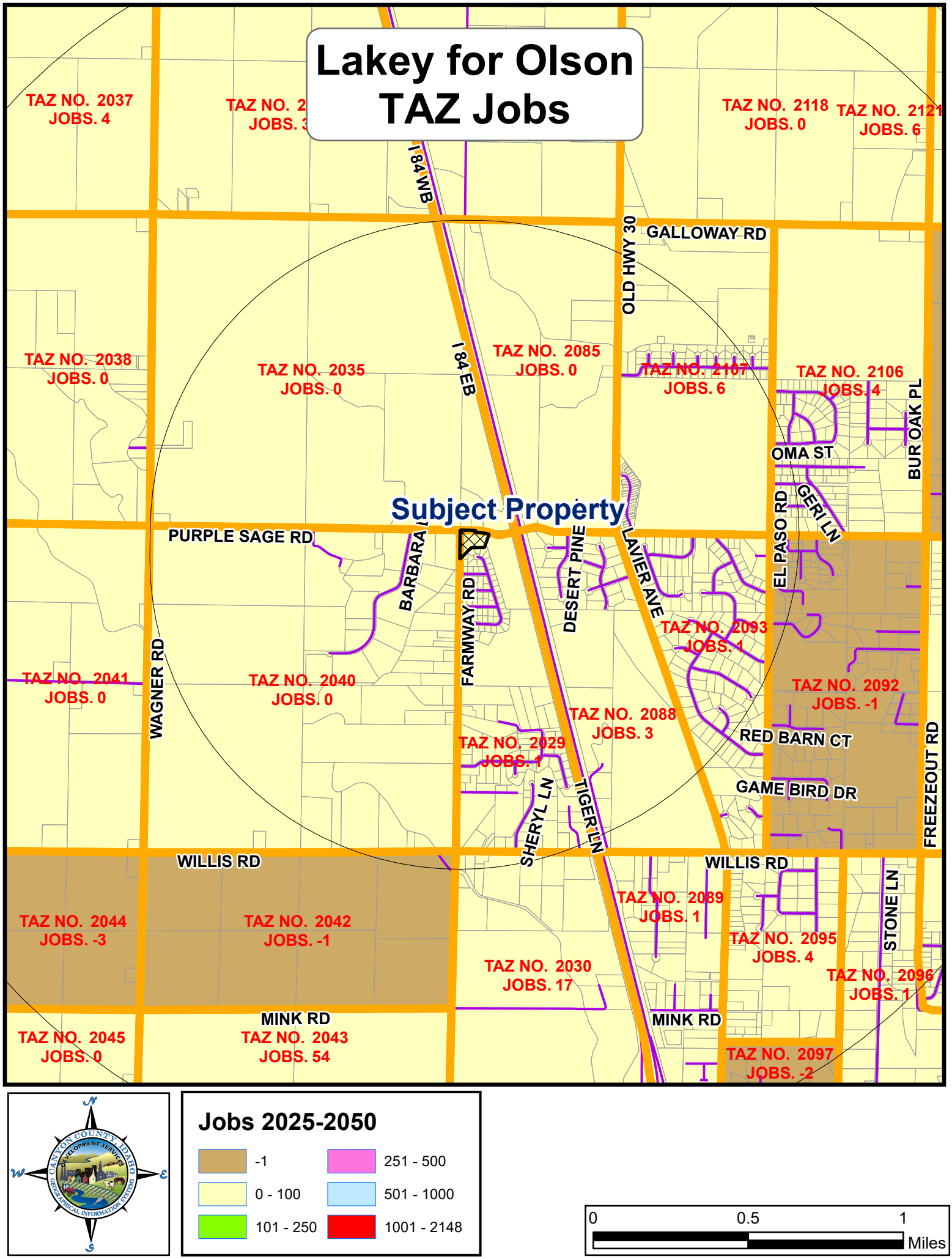
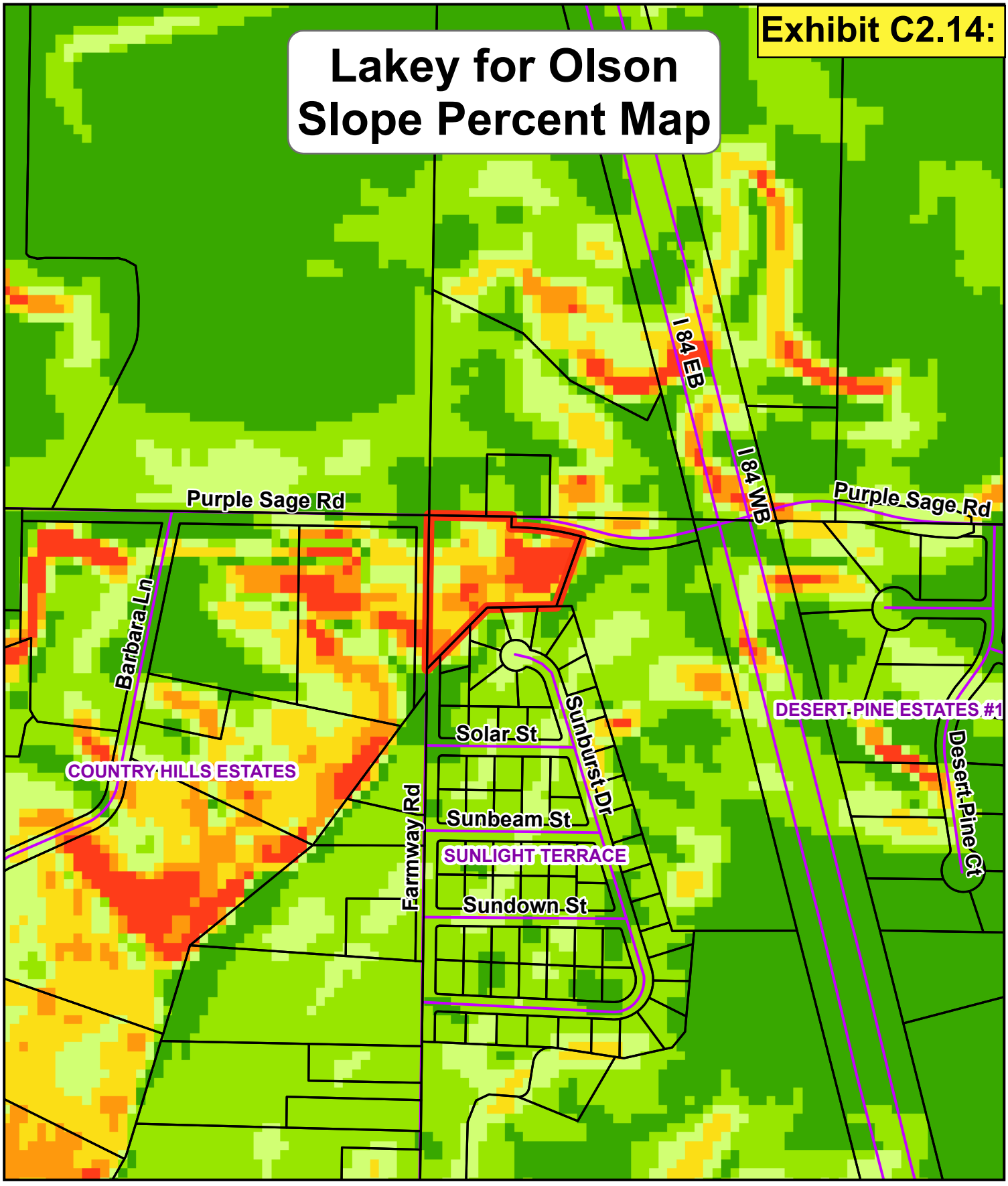

Lakey for Olson
TAZ Jobs
TAZ NO. 2037
JOBS. 4
TAZ NO. 2
JOBS. 3
TAZ NO. 2118
JOBS. 0
TAZ NO. 2121
JOBS. 6
I 84 WB
GALLOWAY RD
OLD HWY 30
TAZ NO. 2038
JOBS. 0
TAZ NO. 2035
JOBS. 0
I 84 EB
TAZ NO. 2085
JOBS. 0
TAZ NO. 2107
JOBS. 6
TAZ NO. 2106
JOBS. 4
BUR OAK PL
OMA ST
GERI LN
EL PASO RD
Subject Property
PURPLE SAGE RD
BARBARA
FARMWAY RD
DESERT PINE
LAVIER AVE
TAZ NO. 2093
JOBS. 1
WAGNER RD
TAZ NO. 2041
JOBS. 0
TAZ NO. 2040
JOBS. 0
TAZ NO. 2092
JOBS. -1
TAZ NO. 2088
JOBS. 3
RED BARN CT
TAZ NO. 2029
JOBS. 1
GAME BIRD DR
FREEZEOUT RD
SHERYL LN
TIGER LN
WILLIS RD
WILLIS RD
TAZ NO. 2089
JOBS. 1
STONE LN
TAZ NO. 2044
JOBS. -3
TAZ NO. 2042
JOBS. -1
TAZ NO. 2095
JOBS. 4
TAZ NO. 2030
JOBS. 17
TAZ NO. 2096
JOBS. 1
MINK RD
MINK RD
TAZ NO. 2045
JOBS. 0
TAZ NO. 2043
JOBS. 54
TAZ NO. 2097
JOBS. -2
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit C2.14:

Lakey for Olson Slope Percent Map



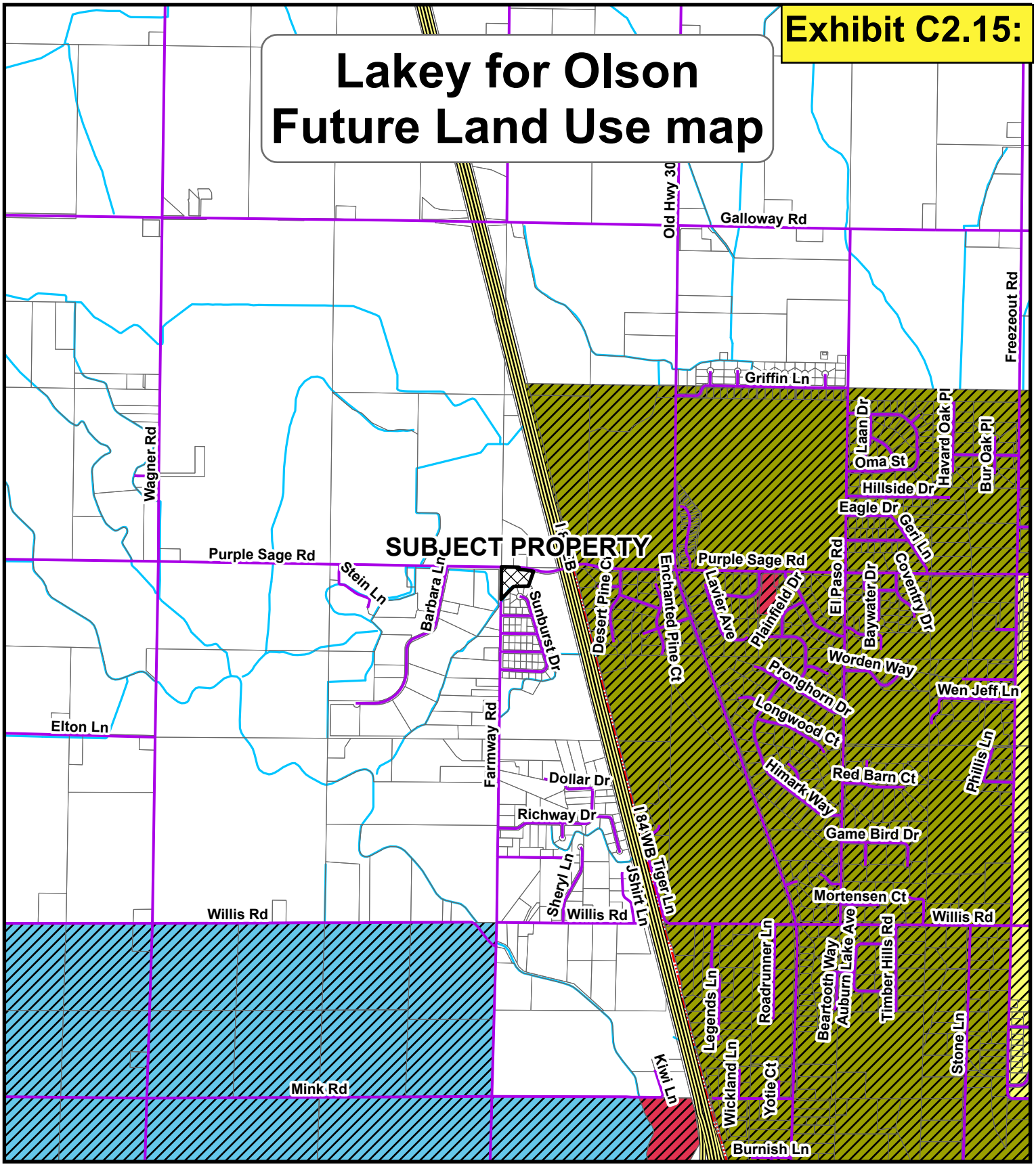
Slope Percent

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

0 200 400 600 Feet

Exhibit C2.15:

Lakey for Olson
Future Land Use map



Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit C3:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

IN THE MATTER OF AN APPEAL BY: DAVID OLSEN and ANITA STROSCHEIN An Appeal by David J. Olsen and Anita J. Stroschein of the Canyon County Hearing Examiner's denial of a Conditional Use Permit to convert approximately 3.7 acres in an "A" (Agricultural) Zone into a Planned Unit Development for a seven-unit mobile home park.	)	CASE NO. 011961L33-5N-3W **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

A hearing was held before the Board of County Commissioners (hereinafter "Board") on April 16, 2002, for the purpose of considering an appeal by David J. Olsen and Anita J. Stroschein (hereinafter Appellants) of the Canyon County Hearing Examiner's (hereinafter "Hearing Examiner") denial of Appellants' request for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park.

The following persons were in attendance at the April 16, 2002 hearing: Canyon County Commissioner Pat Galvin; Canyon County Commissioner Matt Beebe; Deputy Prosecuting Attorney Scott D. Spears, counsel to the Board of County Commissioners; Deputy Clerk, Monica Reeves; Principal Planner, Leon Jensen, Development Services Department (hereinafter "DSD"); David J. Olsen; and Mr. & Mrs Guy Werner. The hearing was continued to April 25, 2002, to give the Appellant an opportunity to obtain written approval of the project from the Southwest District Health Department.

On April 25, 2002, the hearing resumed. The following persons were in attendance at the April 25, 2002 hearing: Canyon County Commissioner Pat Galvin; Canyon County Commissioner Matt Beebe; Deputy Prosecuting Attorney Scott D. Spears, counsel to the Board of County Commissioners; Deputy Clerk, Monica Reeves; Principal Planner, Leon Jensen, DSD; David J. Olsen; and David Loper, Southwest District Health Department.

SUMMARY OF THE RECORD

The record in this appeal is comprised of:

1. County Exhibits No. 1-7.

2. Appellants Exhibits No. 1-2.

PROCEDURAL ITEMS

1. A public hearing was held by the Hearing Examiner on January 24, 2002.

2. Section B of County Exhibit No. 2 shows that proper notices were given for the Hearing Examiner's hearing.

3. On February 14, 2002, the Hearing Examiner issued its Findings of Facts, Conclusions of Law and Decision denying Appellants' request for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park.

4. On or about February 15, 2002, the Board received a Notice of Appeal, appealing the Hearing Examiner's Findings of Facts, Conclusions of Law and Decision.

5. Legal notice of the Board's hearing was published in the Idaho-Press Tribune on or about March 22, 2002. On or about March 20, 2002, persons owning property within ¼ mile of the site and selected agencies were notified of the hearing by mail. On or about April 4, 2002, a hearing

notice was posted on the site.

SUMMARY OF THE TESTIMONY

1. **Leon Jensen** gave a brief staff report. Jensen described the location of the subject property and the nature of the surrounding property and referred to an address map of the area, as well as a plat map and an aerial photograph of the area; the plat map and aerial photograph were introduced as County Exhibit No. 6 and County Exhibit No. 7 respectively and were admitted into the record without objection. Jensen said that the subject property is at the corner of Farmway Road and Purple Sage Road and he noted that Interstate I-84 is approximately 850' feet east of the subject property. Jensen said that subject property is zoned Agricultural and reported that property approximately ½ mile to the east of the subject property is zoned Rural Residential. Jensen reported that the subject property is located approximately three (3) miles west of the Middleton area of city impact and is approximately 2½-3 miles north of the Caldwell area of city impact.

a. Jensen said that Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Jensen said that Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and that it was developed in the 1970's. Jensen also noted the location of Purple Sage Mobile Home Manor which consists of 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field; he said that Purple Sage Mobile Home Manor has a community water system and was developed approximately thirty (30) years ago. Jensen said that there is a dairy northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. He said that Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. Jensen also reported that there is another dairy about one (1) mile north of the subject property. He

said that there are no subdivisions to the north of the subject property. Jensen noted the ownership of properties adjacent to, and across the road from, the subject property.

b. Jensen noted the location of other residential subdivisions in the area. He said that across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. He also noted the location of the Rich subdivision, south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Jensen also noted Garrison Acres subdivision near the Rich Subdivision with most lots about ½ to 1 acre in size. Jensen said that the majority of properties to the north and east of the subject property appear to the in cultivation. He noted the same to be true with most parcels to the west of the subject property.

2. **David Olsen** testified in support of the appeal and said that there has been no opposition to the proposed development from his neighbors. Olsen submitted a letter from Dee Combs with a hand written notation from Combs expressing a revised position concerning the project which appeared to be conditional support of the project; the letter was identified as Appellant Exhibit No. 1 and was admitted without objection. Olsen said that while Combs' letter seems to express a concern about view and privacy, she is more concerned about dogs getting on her property. He admitted that Combs letter requests a 6-8' foot privacy fence because of a concern about the view of the subject property. Olsen reported that he had spoken with Bobbie Brandel, an owner of a dairy on property northwest of the subject property across the intersection of Farmway Road and Purple Sage Road, who seems to support the project but also is concerned about animals. Olsen said that to address the concerns of Combs and Brandel, he would consider rental agreements that did not allow pets. He also said that he would install a fence on the subject property along the common

boundary with the Combs' property and would also provide landscaping on the south and east edge of the subject property, including Pine and Aspen trees, that is consistent with other landscaping throughout the development.

a. Olsen said that there are approximately 313 homes in the area of the subject property and that approximately 80 percent of those are manufactured homes. He said that there approximately 88 residential homes within 1/4 mile and that the majority of those are manufactured homes. Olsen said that the subject property is surrounded by manufactured homes on three (3) sides and pointed out with particularity Sunlight Terrace and Purple Sage Mobile Home Manor.

b. Olsen said that the subject property has no agricultural use. He said that the subject property has no water and that because of its limited size and steep slopes, it not suitable for agricultural use.

c. Olsen said that as a part of development, they have excavated portions the subject property to reduce soil erosion and have had the subject property "engineered out" with a site plan. Olsen said that the subject property has been "lot surveyed." He said that the engineering for the subject property provides for primary and secondary drain fields which are intended to comply with requirements of Southwest District Health Department. Olsen submitted the engineered site plan showing building pads for each mobile home and the primary and secondary drain fields as well as the ingress and egress points for access to Purple Sage Road and Farmway Road as Appellant Exhibit No. 2 which was admitted without objection. Olsen said he had no letter or documentation from the Southwest District Health Department concerning the proposed septic systems or the fire department. Olsen said there are plans for an drainage pipe on the east and south edges of the subject property where an open drainage ditch now exists. He identified the location of the proposed

community well. Olsen said that the subject property consists of soil that is very sandy and so drainage is not a problem. He said that he currently has one mobile home on the subject property and that it has received a permit from Southwest District Health Department for a septic system with a primary and secondary drain field.

d. Olsen reported that he intends to have a community well for the project that meets all requirements of the Department of Water Resources and Department of Environmental Quality and the Southwest District Health Department. Olsen said that access for ingress and egress has been approved by Notus-Parma Highway District onto Farmway Road and Purple Sage Road and that they will meet all applicable requirements of the highway district. He said that at the request of the highway district, ingress and egress approaches will be updated with a 20' foot piece of asphalt when there are more than two mobile homes placed on the subject property. He also testified that the development will have an interior private road which will consist of road mix and which will meet all specifications of the fire department.

e. Olsen said that the property will continue to be owned by he and his wife and that the lots in the development will not be sold. He said that he will own the mobile homes and will manage the occupancy of the homes. Olsen said that as part of the rental agreement, people will sign a provision that they will not object to farm odors etc. Olsen said that the lots will be slightly larger than ½ acre. He said that they are considering a small playground area for children. Olsen said he plans to landscape the draw on the southern edge of the subject property with Aspen and Pine trees adjacent to the Combs property. He said he will also decorate each lot with one (1) to two (2) trees as development proceeds. Olsen said he is not planning to fence the lots between the units. He discussed the location of the proposed playground and said that it would probably have swings and

a sand box. Olsen said that he will maintain the grass and yards within the development and will provide for sprinkle irrigation.

f. Olsen said that the subject property had been trashy before he and his wife bought it. Olsen suggested that this is the best use for the subject property. He also noted that there are many manufactured homes in the area and approximately 313 homes in the area overall. Olsen said that Sunlight Terrace has very small lots and that it has a community well and individual septic systems.

g. Olsen said that the subject property will be under single ownership during development. He suggested that separation from other properties is achieved with Farmway Road and Purple Sage Road. He suggested that the proposed development proposes a public benefit by including for excavation of slopes which will reduce soil erosion and result in the conservation of soil. He also noted that mobile homes are desired as an option for housing. Olsen also testified that he is proposing a 40'x40' playground with a fence in the interior of the subject property which will be a common/open area.

h. Olsen said he prefers wood sided mobile homes with white vinyl skirting. He said that each mobile home will have a driveway and sidewalk. Olsen also said that each mobile home will have a front or a back deck. Olsen said that he will utilize existing aftermarket mobile homes. Olsen said that eventually, he would like to place fencing along Farmway Road and Purple Sage road.

i. Olsen said he has already moved a mobile home onto the subject property. He said he is planning to paint it and needs to repair the roof. Olsen said the mobile home is located on the property by permit and explained that the subject property came with an available building permit.

j. Olsen mentioned that at the hearing before the Hearing Examiner, a woman opposed to the project had submitted photographs of mobile homes in disarray. He said that his project will not

look like these photos. Olsen said he intends to manage the property and keep up appearances to protect his investment.

3.**Guy Werner** testified that he owns parcel #2 on the vicinity map across Purple Sage Road from the subject property. Werner said that his sister owns parcel #3 on the vicinity map. He said his property has been pasture land and that they took it out of sage brush in the 1950's. Werner said that the drain that runs along the subject property has not been maintained. He said it is a natural drain for the whole area and that no property owners in the area wanted to maintain it. Werner said he is glad to see someone come forward wanting to maintain it. He said he is also pleased to see that Olsen is doing something with the subject property because it has sat idle for 40 years with nothing happening. Werner said that drug users have used the subject property as a base of operations to sell drugs to children from the Sunlight Terrace subdivision.

The hearing was continued to April 25, 2002, to give the Appellant an opportunity to obtain written approval of the project from the Southwest District Health Department.

APRIL 25, 2002.

4. **David Loper,** Southwest District Health Department, testified that Appellant Olsen contacted Southwest District Health Department concerning the proposed development and his plan for individual septic systems for each mobile home and a community water supply. He said that the proposed development created procedural issues since it will not be a platted subdivision, it is treated as one parcel. Loper said that Southwest District Health Department is not lifting sanitary restrictions but will permit individual septic systems on the subject property. He said that Southwest District Health Department will treat the proposed development as a platted subdivision and so they are requiring a subdivision engineering report from the developer. Loper said that Southwest District

Health Department will give permits based on ½ to 3/4 acre minimum parcels. Loper said that the soil types of the subject property indicate a sandy material at 5 feet and that this appears to support a ½ to 3/4 acre density. He said that this will be evaluated when they get the report. Loper recommended making a condition on the conditional use permit that the Appellants obtain and provide to Southwest District Health Department a subdivision engineering report.

a. Loper said that a septic system permit has been issued for one lot on the site where a mobile home has been sited. He said that Southwest District Health Department will require test holes when each septic system is to be placed on the subject property. Loper said that Southwest District Health Department looks for a place for primary and secondary drain fields. He said that the proposed site plan provides sufficient space for each "lot". Loper said that the area of the subject property is not a high nitrate area and so the subject property is not in an "area of concern". He said that since this is not in a "area of concern", there is no need for nutrient pathogen studies. Loper said that the only red flag is the density of ½ to 3/4 acre lots. Loper said that the final number of units and their placement (location) is subject to approval of the Southwest District Health Department. Loper emphasized that Southwest District Health Department will maintain approval authority concerning the number and location of septic systems on the subject property. He said that he is not concerned about the systems already in the area. Loper said that any violations of the regulations for septic systems will be issued to the Appellants as the property owners.

b. Regarding the community water supply, Loper said that since the proposed development is not a platted subdivision, Southwest District Health Department will not have to lift sanitary restrictions. He said they do not anticipate any review or permitting and that the Department of Water Resources and Department of Environmental Quality will review and permit the community

well and community water system. Loper said that based upon the site plan, the proposal appears to provide enough room for the community well.

5. **David Olsen** testified in support of the appeal. Olsen said that a test hole was dug on the subject property for the mobile home that has been placed on the property and that the test hole showed optimal soil conditions for the drain field.

a. Olsen said that the ditch in the middle of the property will remain open because it drains the property. He said that the ditch on the south and east edges of the subject property will be tiled. Olsen suggested that tiling the ditch will make it safer for the proximity of the playground. He said that tiling the ditch is also necessary for the location of the septic systems on the lots on the south and east portions of the parcel.

b. Olsen said he intends to fence the property in total as funds become available. He said that for insurance purposes, it is to his benefit to fence the property and so he will do it.

c. Olsen said that he will install and maintain a sprinkled irrigation system.

BOARD ACTION

Upon the conclusion of public testimony, after deliberating on the evidence presented, the Board voted to overturn the Hearing Examiner's decision and thereby grant David J. Olsen and Anita J. Stroschein a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park with eight (8) conditions. On May 24, 2002, the Board will adopt Findings of Fact and Conclusions of Law and an Order.

APPLICABLE LAW

1. Whether the ordinance permits the use by conditional use permit. [Canyon County Code of Ordinances (CCCO); Section 07-06-05(3)A].

2. Reasons for application. [CCCO; Section 07-06-05(3)B].

3. Whether the proposed use is harmonious and in accordance with the Comprehensive Plan. [CCCO; Section 07-06-05(3)C].

PROPERTY RIGHTS

In the 1994 Legislative Session, Idaho Code "67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions. [p.4].

POPULATION POLICIES

Policy No. 3. To encourage future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the resulting development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future. [p. 5].

Policy No. 4. To locate future population in areas outside of best suited and moderately suited agricultural areas. This policy recognizes that productive agricultural areas are considered developed and to change the existing land use pattern to another land use or to mixtures of potentially conflicting land uses may cause irreparable damage to both the area and the agricultural industry of the county. This policy underscores other policies of the plan which seek to encourage the protection of prime "best suited" agricultural lands for the production of food and fibre. The county also recognizes that certain "moderately suited" and "least suited" agricultural areas may be considered for residential development through the Conditional Use Permit or Conditional Rezone process. These processes however, require careful consideration of the impact(s) that development may have on existing and surrounding land uses while taking into account both citizen and pertinent agency inputs. Urban and urban-type residential development is encouraged within incorporated cities and their corresponding areas of impact. [p. 5].

OVERALL LAND USE POLICIES

Policy No. 1. To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services. [p. 7].

Policy No. 2. To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses. [p.7].

Policy No. 3. To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demands. [p. 7]

Policy No. 7. To encourage development in those areas of the county which provide the most favorable conditions for future community services. [p. 8].

Policy No. 9. To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry. [p. 8].

AGRICULTURAL LANDS

Policy No. 1. To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal which would permit changes of land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s). [p. 8-9].

Policy No. 2. To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and

review of surrounding land uses that consider the long range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only, when such developments do not harm or conflict with the agricultural activities in the immediate area and when adequate public services and facilities are either available or are made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens to current property owners. [p. 9]

Mobile Home Housing

Policy No. 1. To permit mobile homes in various zoning of the county in accordance with specific standards regulating installation and use. This policy recognizes that mobile homes are part of the affordable housing supply of Canyon County and that the predominant location for this housing is in mobile home parks and in rural areas of the county. [p. 11]

HOUSING POLICIES

Policy No. 1. To encourage opportunities for a diversity of housing choices and availability of affordable housing. This policy recognizes that housing is basic to every person living in the county and that affordable housing opportunities should be a goal which needs constant review. The plan encourages a variety of housing which also seeks to improve the life style of the county's residents. [p. 14]

PRELIMINARY LAND USE CATEGORY DESCRIPTIONS, DEVELOPMENT POLICIES, AND DEVELOPMENT GUIDELINES

CATEGORY BEST SUITED; MODERATELY SUITED; & LEAST SUITED AGRICULTURAL LAND USE AREAS

DESCRIPTION Areas of Canyon County where agriculture is the preferred land use development pattern and which will be protected, conserved or considered for limited development by the plan's goals, policies, objectives and development ordinances.

DEVELOPMENT POLICY It is the policy of Canyon County to designate agricultural lands for agricultural purposes and to minimize encroachment of inappropriate or conflicting land uses into these areas. The County will affirm and protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices, even though established urban (residential) uses in the general area may foster complaints against those agricultural practices. Furthermore, outside of the Cities and existing urban areas, the lack of available public water supply, sewage disposal facilities and other public services and facilities as well as the uncertainty of the quality and quantity of underground water supplies necessitates

> the County limiting non-agricultural residential development to avoid the potential serious problems.
>
> It is the intent of Canyon County however, to give consideration to subdividing least suited and certain moderately suited agricultural parcels that, in accordance with strict development guidelines, procedures, and engineering gives assurance that residential development at these locations may occur if the developer can adequately demonstrate to the county's representative decision-making body that the development plan is comprehensive and compatible with the area. [P. 35-36].

All additional portions of the comprehensive plan which may be deemed applicable are incorporated by reference herein.

4. Whether the proposed use will be injurious to other property in the immediate vicinity and/or will change the essential character of the area. [CCCO; Section 07-06-05(3)D].

5. Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use. [CCCO; Section 07-06-05(3)E].

6. Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patters. [CCCO; Section 07-06-05(3)F].

7. Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change. [CCCO; Section 07-06-05(3)G].

8. Whether the proposed use is essential or desirable to the public convenience or welfare. [CCCO; Section 07-06-05(3)H].

9. CCCO, Section 07-06-07 allows specific conditions to be attached to a conditional use permit including, but not limited to conditions which:

(1) Minimize adverse impact on other development;
(2) Control the sequence and timing of development;
(3) Control the duration of development;
(4) Assure that development is properly maintained so as to not adversely affect vicinity property values;
(5) Designate the exact location and nature of development;
(6) Require the provision for on-site or off-site public facilities or services;
(7) Require more restrictive standards than those generally required in this Ordinance;
(8) Minimize any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity.

10. Whether the planned unit development will include open areas for use-in-common by residents and occupants of such development. [CCCO; Section 07-16-09].

11. Whether the proposed planned unit development will be in one ownership or under a unit control during the planning and development stage to ensure that the development can be accomplished. [CCCO; Section 07-16-11].

12. Whether the planned unit development will be essentially independent and contained. [CCCO; Section 07-16-13].

13. Whether the planned unit development will achieve a public benefit through creation of open space, or public facilities, conservation, provision of services or needed facilities or otherwise. [CCCO; Section 07-16-15].

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be Conclusions of Law, they are incorporated in to the Conclusions of Law section accordingly.

1. Location: The subject property is located at 24938 Farmway Road, Caldwell, Idaho and is further described as being at the corner of Farmway Road and Purple Sage Road in the Northwest Quarter of the Northwest Quarter of Section 33, Township 5 North, Range 3 West, Boise Meridian,

Canyon County, Idaho.

2. Size and Ownership:

a. The subject property is approximately 3.7 acres.

b. David J. Olsen and Anita J. Stroschein are the current owners of the subject property.

3. With regard to the Findings of Fact required for CCCO, Section 07-06-05(3), the following facts apply:

a. CCCO Section, 07-12-07(3)P and 07-16-05 permit the use by conditional use permit. [CCCO, Section 07-06-05(3)A].

b. The Appellants desire to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park. [CCCO; Section 07-06-05(3)B.]

c.(1). The subject property is at the corner of Farmway Road and Purple Sage Road. Interstate I-84 is approximately 850' feet east of the subject property. The subject property, along with most of the surrounding property, is zoned "A" (Agricultural); however, property approximately ½ mile to the east of the subject property is zoned Rural Residential. The subject property is located approximately three 3 miles west of the Middleton area of city impact and is approximately 2½-3 miles north of the Caldwell area of city impact.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property.

Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3). The subject property has sat idle for at least 40 years. The subject property does not have water rights. The subject property has steep slopes. Due to its size, the slope of the ground, and the lack of water rights, the subject property is not viable for agricultural production. Therefore, the request does not remove viable farm ground from production.

(4). The property to the north and west and east of the subject property is primarily agricultural with large parcels.

(5). The Appellants propose to develop a seven (7) unit mobile home park on the subject property.

(6). The Appellants have obtained approval from Notus-Parma Highway District No. 2 for access points on Farmway Road and Purple Sage Road for ingress and egress, conditioned on

updated approaches which Appellant indicates will be done as soon as more than two (2) mobile home units are on the subject property. No objections were expressed by governmental agencies receiving notice of the proposed use.

(7). The Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The Appellants are willing to plant trees along the common property line with the Combs property in order to provide privacy for Combs. The appellant also plans to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road as funds become available.

(8). The residential structures on the subject property will be mobile homes. The request will further the intent of the Comprehensive Plan by providing a diversity of affordable choices including mobile homes.

(9). The Board finds that the proposed use is harmonious with and in accordance with the Comprehensive Plan. [CCCO; Section 07-06-05(3)C.]

d.(1). The Board notes that one (1) of several adjacent land owners (Dee Combs) has expressed concern about the request by submitting a letter in opposition to the request. However, the Appellants submitted a letter from Combs with a hand written notation from Combs expressing a revised position concerning the project which appeared to be conditional support of the project. Combs' letter expresses a concern about view and privacy and requests a 6-8' foot privacy fence. According to the Appellant, Combs is more concerned about animals getting onto her property. According to the Appellant, Bobbie Brandel, an owner of a dairy on property northwest of the subject property across the intersection of Farmway Road and Purple Sage Road, supports the project but also seems to be concerned about animals. To address the concerns of Combs and Brandel, the

Appellants would consider rental agreements that did not allow pets. The Appellants are also willing to install provide landscaping, including Aspen and Pine trees along the common boundary with the Combs' property that is consistent with landscaping throughout the development.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property. Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3).The Board finds that the proposed use will not be injurious to other property in the area and will not change the essential character of the area. [CCCO; Section 07-06-05(3)D.]

e. The subject property does not have any irrigation water rights, the Appellant proposes to use pressurized sprinkle irrigation on the subject property with the water supplied by a well. The Appellant will improve the existing drainage facilities. The telephone and electricity service is available to the subject property. Sewer service will be provided with individual septic systems featuring primary and secondary drain fields; location and number of units will be subject to the approval and oversight authority of Southwest District Health Department. Domestic water will be provided via a community well and community water system that will be subject to the approval and oversight authority of the Department of Water Resources and the Department of Environmental Quality. [CCCO; Section 07-06-05(3)E.]

f. The Board finds that the highway district has approved access for the proposed project onto Farmway Road and Purple Sage Road on the condition that the approaches be updated once more than two (2) units are placed on the subject property. [CCCO; Section 07-06-05(3)F.]

g. All regulations of the agencies having jurisdiction over the subject property must be complied with. None of the agencies have objected to approval of the requested conditional use permit. The proposed development is too small to have much of an impact on any of the public services in the area. [CCCO; Section 07-06-05(3)G.]

h. Based upon the preceding Findings of Fact, the Board finds that the proposed use is desirable to the public convenience and welfare. [CCCO; Section 07-06-05(3)H.]

4. The Appellants propose a 40'x40' playground with a fence in the interior southeastern portion of the subject property which will be a common/open area. Additionally, interior "lots" will not be fenced. The Board finds the project will include open areas for use-in-common by residents and occupants of the development. [CCCO; Section 07-16-09].

5. The Appellants intend to maintain ownership of the subject property and the mobile homes placed on it and will then rent them out. The Board finds that the proposed development will be in one ownership and control. [CCCO; Section 07-16-11].

6. The subject property is bordered on the north by Purple Sage Road and on the west by Farmway Road and on a natural draw to the east and south. The Appellants intend to place a fence on the subject property where the subject property abuts the property owned by Combs. Additionally, the Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The appellants also plan to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road. The Board finds that the proposed development will be essentially independent and contained. [CCCO; Section 07-16-13].

7. The subject property has steep slopes that are subject to erosion. As a part of the development, the Appellants have prepared an engineered site plan that calls for excavation to reduce soil erosion and therefore, result in conservation of the soil. There is a natural drainage ditch on the subject property that has not been maintained; the Appellants intend to maintain this ditch. Additionally, the subject property has sat idle for at least 40 years and recently has served as a base of operation for drug dealers. The Board finds that the proposed development will achieve a public benefit through creation of open space, or public facilities, conservation, provision of services or needed facilities or otherwise. [CCCO; Section 07-16-15].

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact, they are incorporated into the Findings of Fact section.

1. The Board concludes that the Hearing Examiner's decision should be reversed and that David J. Olsen and Anita J. Stroschein's application for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park should be approved with eight (8) conditions.

2. The following conclusions of law are consistent with, and meet the tests of CCCO, Section 07-06-05(3) pertaining to conditional use permits in that:

a. CCCO Section, 07-12-07(3)P and 07-16-05 permit the use by conditional use permit. [CCCO, Section 07-06-05(3)A].

b. The Appellants desire to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park. [CCCO; Section 07-06-05(3)B.]

c.(1). The subject property is at the corner of Farmway Road and Purple Sage Road. Interstate I-84 is approximately 850' feet east of the subject property. The subject property, along with most of the surrounding property, is zoned "A" (Agricultural); however, property approximately ½ mile to the east of the subject property is zoned Rural Residential. The subject property is located approximately three 3 miles west of the Middleton area of city impact and is approximately 2½-3 miles north of the Caldwell area of city impact.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property.

Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3). The subject property has sat idle for at least 40 years. The subject property does not have water rights. The subject property has steep slopes. Due to its size, the slope of the ground, and the lack of water rights, the subject property is not viable for agricultural production. Therefore, the request does not remove viable farm ground from production.

(4). The property to the north and west and east of the subject property is primarily agricultural with large parcels.

(5). The Appellants propose to develop a seven (7) unit mobile home park on the subject property.

(6). The Appellants have obtained approval from Notus-Parma Highway District No. 2 for access points on Farmway Road and Purple Sage Road for ingress and egress, conditioned on

updated approaches which Appellant indicates will be done as soon as more than two (2) mobile home units are on the subject property. No objections were expressed by governmental agencies receiving notice of the proposed use.

(7). The Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The Appellants are willing to plant trees along the common property line with the Combs property in order to provide privacy for Combs. The appellant also plans to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road as funds become available.

(8). The residential structures on the subject property will be mobile homes. The request will further the intent of the Comprehensive Plan by providing a diversity of affordable choices including mobile homes.

(9). The Board concludes that the proposed use is harmonious with and in accordance with the Comprehensive Plan. [CCCO; Section 07-06-05(3)C.]

d.(1). The Board notes that one (1) of several adjacent land owners (Dee Combs) has expressed concern about the request by submitting a letter in opposition to the request. However, the Appellants submitted a letter from Combs with a hand written notation from Combs expressing a revised position concerning the project which appeared to be conditional support of the project. Combs' letter expresses a concern about view and privacy and requests a 6-8' foot privacy fence. According to the Appellant, Combs is more concerned about animals getting onto her property. According to the Appellant, Bobbie Brandel, an owner of a dairy on property northwest of the subject property across the intersection of Farmway Road and Purple Sage Road, supports the project but also seems to be concerned about animals. To address the concerns of Combs and Brandel, the

Appellants would consider rental agreements that did not allow pets. The Appellants are also willing to install provide landscaping, including Aspen and Pine trees along the common boundary with the Combs' property that is consistent with landscaping throughout the development.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property. Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3).The Board concludes that the proposed use will not be injurious to other property in the area and will not change the essential character of the area. [CCCO; Section 07-06-05(3)D.]

e. The subject property does not have any irrigation water rights, the Appellant proposes to use pressurized sprinkle irrigation on the subject property with the water supplied by a well. The Appellant will improve the existing drainage facilities. The telephone and electricity service is available to the subject property. Sewer service will be provided with individual septic systems featuring primary and secondary drain fields; location and number of units will be subject to the approval and oversight authority of Southwest District Health Department. Domestic water will be provided via a community well and community water system that will be subject to the approval and oversight authority of the Department of Water Resources and the Department of Environmental Quality. [CCCO; Section 07-06-05(3)E.]

f. The Board concludes that the highway district has approved access for the proposed project onto Farmway Road and Purple Sage Road on the condition that the approaches be updated once more than two (2) units are placed on the subject property. [CCCO; Section 07-06-05(3)F.]

g. All regulations of the agencies having jurisdiction over the subject property must be complied with. None of the agencies have objected to approval of the requested conditional use permit. The proposed development is too small to have much of an impact on any of the public services in the area. [CCCO; Section 07-06-05(3)G.]

h. Based upon the preceding Conclusions of Law, the Board concludes that the proposed use is desirable to the public convenience and welfare. [CCCO; Section 07-06-05(3)H.]

3. The Appellants propose a 40'x40' playground with a fence in the interior southeastern portion of the subject property which will be a common/open area. Additionally, interior "lots" will not be fenced. The Board concludes the project will include open areas for use-in-common by residents and occupants of the development. [CCCO; Section 07-16-09].

4. The Appellants intend to maintain ownership of the subject property and the mobile homes placed on it and will then rent them out. The Board concludes that the proposed development will be in one ownership and control. [CCCO; Section 07-16-11].

5. The subject property is bordered on the north by Purple Sage Road and on the west by Farmway Road and on a natural draw to the east and south. The Appellants intend to place a fence on the subject property where the subject property abuts the property owned by Combs. Additionally, the Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The appellants also plan to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road. The Board concludes that the proposed development will be essentially independent and contained. [CCCO; Section 07-16-13].

6. The subject property has steep slopes that are subject to erosion. As a part of the development, the Appellants have prepared an engineered site plan that calls for excavation to reduce soil erosion and therefore, result in conservation of the soil. There is a natural drainage ditch on the subject property that has not been maintained; the Appellants intend to maintain this ditch. Additionally, the subject property has sat idle for at least 40 years and recently has served as a base of operation for drug dealers. The Board concludes that the proposed development will achieve a public benefit through creation of open space, or public facilities, conservation, provision of services or needed facilities or otherwise. [CCCO; Section 07-16-15].

ORDER

Based upon the Findings of Fact and Conclusions of Law, reviewed above, the Board hereby reverses the decision of the Hearing Examiner and thereby approves David J. Olsen and Anita J.

Stroschein's request for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park with eight (8) conditions. The conditional use permit approval is expressly subject to the conditions of approval listed in Attachment "A", attached hereto and incorporated by reference herein.

APPROVED this 24th day of May, 2002

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Did not Participate in Hearing
Commissioner Todd M. Lakey, Chairman

Commissioner Pat Galvin

Commissioner Matt Beebe

ATTEST: G. Noel Hales, CLERK

By: Deputy

NOTICE OF APPELLATE PROCEDURE

An affected person aggrieved by this decision may within twenty-eight (28) days after the date of this decision, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

CONDITIONS OF APPROVAL

CASE NO. 011961L33-5N-3W

ATTACHMENT "A"

1. Developer shall complete a subdivision engineering report and submit it to Southwest District Health Department.
2. The development is subject to applicable regulations of all agencies with jurisdiction over the development.
3. Rental agreements must prohibit renters from interfering with agricultural properties and operations in the area. Each rental agreement shall include a right-to-farm acknowledgment in accordance with language in Exhibit "B", which is attached thereto and by this reference, made part hereof.
4. Developer shall plant trees every ten (10') feet along the common border with the Combs' property and said trees shall consist of both evergreen and deciduous varieties and shall be maintained in a living manner.
5. Developer shall construct a 40' X 40' foot playground in the southeast portion of the development which, at minimum, shall include two (2) swings and a sand box and said playground shall be fenced with a 4' foot chain link fence which shall have a minimum of two (2) gates for access.
6. Developer shall tile and maintain the drainage ditch that is on the east and south edge of the property. The north and south running drainage ditch in middle of property shall remain open but developer shall maintain this ditch and shall provide grating to ensure that water from this ditch runs to the tiled ditch.
7. Developer shall fence the entire perimeter of the property with a 4-6' foot chain link fence as soon as financially feasible.
8. Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.

ATTACHMENT "B"

RIGHT TO FARM ACKNOWLEDGMENT

The undersigned acknowledge and agree that the mobile home that is the subject of this rental agreement is located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include production of crops, feed lots, gravel pits, and dairy or hog operations. All of these activities may result in the production of noise and other inconveniences. They may involve lights or the use of machinery in the nighttime hours or other inconveniences. The undesigned acknowledges and agrees that they are prohibited from challenging agricultural operations in the area if such operations are lawfully conducted.

Exhibit C4:

BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Olsen – CU2022-0035
The Canyon County Board of County Commissioners consider the following:

1) Conditional Use Permit modification to an approved conditional use permit for a seven-unit mobile home park (CU2002-42) on Parcel R38154. The request will modify or remove conditions 5, 6, 7, and 8 of CU2002-42.

24938 Farmway Road, Caldwell; also referenced as Parcel R38154, a portion of the NW¼ of Section 33, Township 5N, Range 3W; 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 CU2022-0035.

      1. During the applicant's testimony on July 17, 2024, a whiteboard sketch of the property was requested to be submitted as a late exhibit. The request was denied by the Board of County Commissioners.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures),

   a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCZO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.

   e. If any person, including staff or a member of the commission, files a written notice presenting sufficient evidence, as determined by the director, that the conditions of the conditional use permit have

been violated, the presiding party that made the final decision, shall set the matter for a public hearing notice in accordance with article 5 of this chapter. *See CCZO §07-07-21.*

2. The Board 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. *See* I.C. §67-6504, §67-6512.

3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504.

4. The Board can sustain, modify, or reject the Commission's recommendations. *See* CCZO §07-05-03.

5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.

6. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

The application, Case No. CU2022-0035, was presented at a public hearing before the Canyon County Board of County Commissioners on July 17, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decided as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

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

Conclusion: The requested modification to CU2002-42 must be heard by the presiding party that made the final decision. The Board of County Commissioners was the presiding party for Case No. CU2002-42.

Findings:

(1) The requested modification is due to the mobile home park use not meeting conditions approved as part of Case No. CU2002-42 (Exhibit 2 and 5 of the staff report).

(2) CCZO Section 07-07-21 states: *If any person, including staff or a member of the commission, files a written notice presenting sufficient evidence, as determined by the director, that the conditions of the conditional use permit have been violated, the presiding party that made the final decision, shall set the matter for a public hearing noticed in accordance with article 5 of this chapter.*

(3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

2. What is the nature of the request?

Conclusion: The applicant requests the following conditions of approval be amended or removed from the approval of CU2002-42 (Conditions 5-8; Exhibit 5 of the staff report):

5. *Developer shall construct a 40' X 40' foot playground in the southwest portion of the development which, at minimum, shall include two (2) Swings and a sand box and said playground shall be fenced with a 4' foot chain link fence which shall have a minimum of two (2) gates for access.* (Exhibit 5 of the staff report)

- The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants (Exhibit 2 of the staff report).

6. *Developer shall tile and maintain the drainage ditch that is on the east and south edge of the property. The north and south running drainage ditch in the middle of property shall remain open but developer shall maintain this ditch and shall provide grating to ensure that water from this ditch runs to the tiled ditch.* (Exhibit 5 of the staff report)

- The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about the potential lawsuit for trespassing due to the drainage ditch to be tiled being located on the adjacent property (Exhibit 2 of the staff report).

7. *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.* (Exhibit 5 of the staff report)
   - The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed (Exhibit 2 of the staff report). The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.
8. *Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.* (Exhibit 5 of the staff report)
   - The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain (Exhibit 2 of the staff report). The applicant requests the conditions be amended to allow for xeriscape.

Findings: (1) The applicant submitted a letter of intent and photos regarding the requested modification (Exhibit 2 of the staff report).

(2) The requested modification substantially alters conditions 5-8 of CU2002-42 (Exhibit 5 of the staff report).

(3) See conclusions, findings, and evidence within criteria 3 through 8 for analysis and consistency per CCZO Section 07-07-05.

(4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: As modified, the request does not substantially alter the analysis, conclusions, and decisions regarding comprehensive plan consistency.

Findings: (1) Case No. CU2002-42 was approved subject to the goals and policies of the 1995 Canyon County Comprehensive Plan which designated the parcel as "agriculture" on the future land use map (Exhibit 3c of the staff report). The 2020 Canyon County Comprehensive Plan also designates the parcels as "agriculture" on the future land use map (Exhibit 3d of the staff report).

a. *The residential structures on the subject property will be mobile homes. The request will further the intent of the Comprehensive Plan by providing a diversity of affordable choices including mobile homes.* (Exhibit 5 of the staff report)

b. The modification does not alter the decision regarding alignment with the 1995 Canyon County Comprehensive Plan alignment (Exhibit 5 of the staff report):

PROPERTY RIGHTS

In the 1994 Legislative Session, Idaho Code "67-8001, 8002, and 8003 were adopted to establish a process to better ensure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions. [p. 4].

POPULATION POLICIES

- *Policy No.3. To encourage the future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the resulting development activity should occur where public*

infrastructure, services, and facilities are available or where they are planned and will be provided in the near future. [p. 5].

- *Policy No.4. To locate future populations in areas outside of best-suited and moderately suited agricultural areas. This policy recognizes that productive agricultural areas are considered developed and to change the existing land use pattern to another land use or mixtures of potentially conflicting land uses may cause irreparable damage to both the area and the agricultural industry of the county. This policy underscores other policies of the plan which seek to encourage the protection of prime "best-suited" agricultural lands for the production of food and fiber. The county also recognizes that certain "moderately suited" and "least suited" agricultural areas may be considered for residential development through the Conditional Use Permit or Conditional Rezone process. These processes however, require careful consideration of the impact(s) that development may have on existing and surrounding land uses while taking into account both citizen and pertinent agency inputs. Urban and urban-type residential development is encouraged within incorporated cities and their corresponding areas of impact. [p. 5].*

OVERALL LAND USE POLICIES

- *Policy No. 1. To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:*
  - *(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and*
  - *(B) The unnecessary imposition of an excessive expenditure of public funds for the delivery of desired and essential services. [p. 7].*
- *Policy No. 2. To protect agricultural, residential, commercial, industrial, and public areas from the unreasonable intrusion of incompatible land uses. [p.7].*
- *Policy No. 3. To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demands. [p. 7]*
- *Policy No. 7. To encourage development in those areas of the county that provide the most favorable conditions for future community services. [p. 8].*
- *Policy No. 9. To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry. [p. 8].*

AGRICULTURAL LANDS

- *Policy No. 1. To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal that would permit changes in land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long-term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s). [p. 8-9].*
- *Policy No. 2. To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and review of surrounding land uses that consider the long-range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only when such developments do not harm or conflict with the agricultural activities in the immediate area*

and when adequate public services and facilities are either available or made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens for current property owners. [p. 9]

Mobile Home Housing

- *Policy No. 1. To permit mobile homes in various zoning of the county in accordance with specific standards regulating installation and use. This policy recognizes that mobile homes are part of the affordable housing supply of Canyon County and that the predominant location for this housing is in mobile home parks and rural areas of the county. [p. 11]*

HOUSING POLICIES

- *Policy No. 1. To encourage opportunities for a diversity of housing choices and availability of affordable housing. This policy recognizes that housing is basic to every person living in the county and that affordable housing opportunities should be a goal which needs constant review. The plan encourages a variety of housing which also seeks to improve the lifestyle of the county's residents. [p. 14]*

Therefore, the Board concluded that *the proposed use is harmonious with and in accordance with the Comprehensive Plan* (Exhibit 5 of the staff report).

(2) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

(3) See conclusions, findings, and evidence within criteria 4 through 8 for analysis and consistency per CCZO Section 07-07-05.

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

Conclusion: With modified conditions, the request does not substantially alter the analysis and findings regarding the surrounding uses and neighborhood character.

Findings: (1) The applicant requests the following conditions of approval be amended or removed from the approval of CU2002-42:

5. Developer shall construct a 40' X 40' foot playground in the southwest portion of the development which, at minimum, shall include two (2) Swings and a sand box and said playground shall be fenced with a 4' foot chain link fence which shall have a minimum of two (2) gates for access.

- The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants (Exhibit 2 of the staff report).
  - BOCC Approval: The playground was proposed by the owner (Pages 6,7, 10, and 26 of Exhibit 5 of the staff report). The applicant agreed to the condition of installing a playground within a fenced common area. The Board found that the playground provided open areas for residents and occupants of the development.
  - Site Visit: The location of the playground contains RVs. Staff did not see a common area with picnic tables, BBQ grates, or a walking path during the visit (Exhibit 9 of the staff report).
  - The proposed amended condition complies with the conclusions of law regarding CU2002-42 that the common area provides open areas for residents and occupants of the development:

- *Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance.*

6. *Developer shall tile and maintain the drainage ditch that is on the east and south edge of the property. The north and south running drainage ditch in the middle of property shall remain open but developer shall maintain this ditch and shall provide grating to ensure that water from this ditch runs to the tiled ditch.*

   - The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about a potential lawsuit for trespassing due to the drainage ditch being tiled being located on the adjacent property (Exhibit 2 of the staff report).
     - BOCC Approval: The tiling of the drainage ditch was proposed by the applicant for septic system and safety reasons (Page 10, Exhibit 5 of the staff report). The drain is not in the jurisdiction of Black Canyon Irrigation District.
     - Site Visit: The drainage ditch is open/untiled (Exhibit 9 of the staff report).
     - The proposed amended condition complies with the conclusions and law per CU2002-42:
       - Remove the condition. The code in 1997 did not require drainage ditch tiling. The tiling requirement was imposed by the owner for safety purposes (Page 10, Exhibit 5 of the staff report). Black Canyon Irrigation District has no irrigation facility on the property; and therefore, does not require any action (Exhibit 4b of the staff report).

7. *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.*

   - The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed (Exhibit 2 of the staff report). The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.
     - BOCC Approval: Fencing was proposed by the applicant around the playground/common area (Pages 5 & 10, Exhibit 5 of the staff report), and to address the neighbor's concerns (Pages 4, 8 & 10, Exhibit 5 of the staff report). The applicant agreed to the condition of a 4-6' tall chain link fencing along the perimeter as funds became available.
     - Site Visit: Approximately 100 feet of chain-linked fencing was found along Purple Sage Road. Approximately 100 feet of fencing (wood) along Farmway Road. Other than that, no fencing has been installed (Exhibit 9 of the staff report).
     - The proposed amended condition complies with the conclusions of law in the approval of Case No. CU2002-42:
       - *Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.*

8. *Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.*

   - The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain (Exhibit 2 of the staff report). The applicant requests the conditions be amended to allow for xeriscape.

- BOCC Approval: Landscaping along the south boundary nearing the Sunlight Subdivision property was proposed due to neighbor concerns (Page 4, 5, 6, & 10, Exhibit 5). Landscaping throughout the property, such as irrigation, grass, and two trees per lot, was proposed by the applicant to create a desired appearance (Page 7, 8, & 10, Exhibit 5).
- Site Visit: Trees are located along the drainage (east and south boundary), small pines near space #3, and two trees near space #1. Four large bushes were installed near the south boundary near the Combs property (Parcel R26996). Some grass was identified near spaces 1, 6, and 7, but mostly consisted of mowed-down weeds (Exhibit 9).
- The proposed amended condition complies with the conclusions of law in the approval of Case No. CU2002-42:
  - *Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance.*

(2) The request with modified conditions is not anticipated to impact the surrounding area. The area has not substantially changed since the 2002 decision (Exhibit 5 of the staff report). The subdivisions in the immediate vicinity are from the late 70s or early 2000s (Exhibit 3f of the staff report). The parcels to the south and east consist of mobile home parks (Exhibit 3a & 3b of the staff report).

(3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.

a. All comments received were not opposed to the requested modification (Exhibit 4 of the staff report).

(4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

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

Conclusion: The modification does not impact past decisions regarding adequate facilities.

Findings: (1) The mobile home park is served by a shared well (Exhibits 2, 5, and 8 of the staff report).

(2) Southwest District Health reviewed and approved the septic system for each mobile home as required by CU2002-42 (Exhibit 5 & 8 of the staff report).

(3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.

a. Black Canyon Irrigation District (BCID) finds the irrigation service is not in use (Exhibit 4b of the staff report). There are no irrigation district facilities located on the subject parcel or adjacent parcel. BCID requires no action.

(4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

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

Conclusion: The request does not impact analysis and decisions regarding adequate access.

Findings: (1) The manufactured homes on the parcels were approved via building permits which included access review and approval by the Notus-Parma Highway District consistent with CU2002-42 (Exhibit 5 & 8 of the staff report).

(5) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.

a. Notus-Parma Highway District does not oppose the modifications and states the access points and approach on Farmway Road and Purple Sage Road are approved (Exhibits 4d of the staff report).

(2) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

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

Conclusion: The requested modification does not impact the analysis and decisions regarding traffic.

Findings: (6) The manufactured homes on the parcels were approved via building permits which included review and approval by the Notus-Parma Highway District consistent with CU2002-42 (Exhibit 5 & 8 of the staff report).

(7) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.

a. Notus-Parma Highway District and Idaho Transportation Department do not oppose the modifications (Exhibits 4d & 4e of the staff report).

(8) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

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

Conclusion: The requested modification does not alter or impact the analysis and conclusions regarding essential services.

Findings: (1) The manufactured homes on the parcels were approved via building permits which included review and approval by the Middleton Fire District consistent with CU2002-42 (Exhibit 5 & 8 of the staff report).

(2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 1, 2024, and June 18, 2024. Newspaper notice was published on June 18, 2024. Property owners within 600' were notified by mail on June 18, 2024. The property was posted on June 18, 2024.

a. Essential services such as Middleton School District, Middleton Fire District, Canyon County Sheriff's Department, and Canyon County Paramedics/EMT were provided an opportunity to comment.

b. Middleton Fire District does not oppose the request subject to access remaining unobstructed, appropriately placed address identification, and building and fire code violations being addressed (Exhibit 4d of the staff report).

(3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2022-0035.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** Case #CU2022-0035, a conditional use permit modification to conditions 5, 6, 7 & 8 of Case No. CU2002-42 as follows:

Conditions of Approval

1. The developer shall complete a subdivision engineering report and submit it to the Southwest District Health Department. (Unchanged; See Exhibit 5 of the staff report)
2. The development is subject to applicable regulations of all agencies with jurisdiction over the development. (Unchanged; See Exhibit 5 of the staff report)
3. Rental agreements must prohibit renters from interfering with agricultural properties and operations in the area. Each rental agreement shall include a right-of-farm acknowledgment in accordance with the language in Exhibit "B", which is attached thereto and by this reference, made a part thereof. (Unchanged; See Exhibit 5 of the staff report)
4. The developer shall plant trees every ten (10') feet along the common border with the Combs' property and said trees shall consist of both evergreen and deciduous varieties and shall be maintained in a living manner. (Unchanged; See Exhibit 5 of the staff report)
5. *Amended: Within 90 days of approval, a common area plan shall be submitted to DSD for review and approval by the Director of DSD. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Once approved, the common area shall be installed per the approved plan within the timeframe specified in Condition No. 9. Evidence shall be provided to DSD demonstrating compliance.*
   - ~~Developer shall construct a 40' X 40' foot playground in the southwest portion of the development which, at minimum, shall include two (2) Swings and a sandbox, and said playground shall be fenced with a 4' foot chain link fence which shall have a minimum of two (2) gates for access.~~
6. *Amended: Remove Condition #6.*
   - ~~Developer shall tile and maintain the drainage ditch that is on the east and south edge of the property. The north and south running drainage ditch in the middle of property shall remain open but developer shall maintain this ditch and shall provide grating to ensure that water from this ditch runs to the tiled ditch.~~
7. *Amended: The developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Fencing is not required to be installed in areas where fencing already exists. Within 270 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.*
   - ~~Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.~~
8. *Amended: Within 90 days of approval, a landscaping plan shall be submitted to DSD for review and approval by the Director of DSD. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Once approved, landscaping shall be installed per the approved plan within the timeframe specified in Condition No. 9. Evidence shall be provided to DSD demonstrating compliance.*
   - ~~Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.~~
9. *The owner/applicant has 270 days from the date of Board approval of Case No. CU2022-0035 to comply with all amended conditions. If amended conditions are not met within the stated timeframe, DSD shall process the*

revocation of CU2002-42 and CU2022-0035 per the 1997 County Code revocation process (CCZO 97-001 §9.1(B)).

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

DATED this 22 day of July, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

_____ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
UNAVAILABLE for Signature Commissioner Leslie Van Beek	_____	_____	_____
Brad Holton Commissioner Brad Holton	X	_____	_____
Commissioner Zach Brooks	X	_____	_____

Attest: Rick Hogaboam, Clerk

By: M. Bylers
Deputy

Date: 7-22-24

Exhibit C5:

Commissioners Minutes
July 17, 2024 - 1:32 p.m. to 3:03 p.m.
PUBLIC HEARING: REQUEST BY DAVID OLSEN FOR A MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT FOR A PUD FOR A MOBILE HOME PARK, CASE NO. CU2022-0035
Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek
DSD Principal Planner Dan Lister
DSD Planning Supervisor Carl Anderson
DSD Director Sabrina Minshall
David Olsen

Deputy Clerk Monica Reeves Monica Reeves

PUBLIC HEARING: REQUEST BY DAVID OLSEN FOR A MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT FOR A PUD FOR A MOBILE HOME PARK, CASE NO. CU2022-0035

The Board met today at 1:32 p.m. to conduct a public hearing in the matter of a request by David Olsen for a modification to an approved Conditional Use Permit for a planned unit development for a mobile home park, Case No. CU2022-0035. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Dan Lister, DSD Planning Supervisor Carl Anderson, DSD Director Sabrina Minshall, David Olsen, and Deputy Clerk Monica Reeves. Principal Planner Dan Lister gave the oral staff report. The applicant, David Olsen, is requesting a modification to an approved conditional use permit for a 7-unit mobile home park (CU2002-42) on parcel R38154 approved 22 years ago. The request would modify four conditions that were identified not to have been met: Condition Nos. 5, 6, 7, and 8. The parcel is zoned "A" (Agricultural). The subject property is located at 24938 Farmway Road in Caldwell.

Background:
Parcel R38154, approximately 3.38 acres, is zoned "A" (Agricultural) and appears original (created on or before September 6, 1979).

- A manufactured home was established on the parcel in 2001
- On May 24, 2002, a conditional use permit (CU2002-42) to allow a planned unit development (PUD) for a mobile home park (seven units) was approved by the Board on appeal subject to eight conditions of approval.
- On February 21, 2003, a code violation was issued on the parcel due to incompliance with CU2002-42.
- On March 24, 2003, a manufactured home was placed in Space #2 for storage only and a new manufactured home was approved in Space #7.
- On March 31, 2003, a manufactured home was approved in Space #3.

•On November 13, 2003, a manufactured home was approved in Space #5.

•On February 9, 2004, the code violation issue regarding CU2002-42 was found to be in compliance.

•On February 27, 2004, a permit to convert the manufactured home used for storage into a livable unit on Space #2 was issued.

•The permit included condition compliance requirements and timeframes to complete the playground, irrigation for landscaping, and ditch tiling. The permit was approved with CU2002-42 concerns. The Board of County Commissioners deferred condition compliance until the last space was filled.

•On December 21, 2004, a manufactured home was issued on Space #6. On November 13, 2003, a manufactured home was approved in Space #5.

•The permit included condition compliance requirements and timeframes to complete the playground, irrigation for landscaping, and ditch tiling. The permit was approved with CU2002-42 concerns. The Board of County Commissioners deferred condition compliance until the last space was filled.

•Space #4 was never completed and between 2018 & 2019, the manufactured home in Space #5 was removed.

•On April 18, 2022, a code violation was opened for establishing an RV park without approval. The applicant applied for a conditional use permit for an RV Park on July 12, 2022 (CU2022-0035). Upon review, DSD staff found that conditions 5-8 of CU2002-42 were not in compliance.

Requested Modification:

5. Developer shall construct a 40' X 40' foot playground in the southwest portion of the development which, at minimum, shall include two swings and a sand box and said playground shall be fenced with a 4' foot chain link fence which shall have a minimum of two gates for access.

•Request: The applicant states a playground was constructed per the conditions. Due to safety issues and little use, the playground was removed. The applicant requests the condition be modified to require a common area with a walking path, picnic tables, and BBQ grates which is currently in place and beneficial to all occupants.

•BOCC Approval: The playground was proposed by the owner. The applicant agreed to the condition of installing a playground within a fenced common area.

•Site Visit: The location of the playground contains RVs. Staff did not see a common area with picnic tables, BBQ grates, or a walking path during the visit.

5. Condition Options

•Require condition compliance as approved;

•Amendment to Condition 4: Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance; or

•Remove the condition. The code in 1997 did not require a playground. The playground requirement was imposed by the owner to keep up appearances to protect his investment. The two mobile home parks adjacent to the subject parcel do not have playgrounds. No comments were received from property owners within 600 feet.

6. Developer shall tile and maintain the drainage ditch that is on the east and south edge of the property. The north and south running drainage ditch in the middle of property shall remain open but developer shall maintain this ditch and shall provide grating to ensure that water from this ditch runs to the tiled ditch.

•Request: The applicant requests the condition be removed. The applicant finds it unnecessary and is concerned about the potential lawsuit for trespassing due to the drainage ditch to be tiled being located on the adjacent property.

•BOCC Approval: The tiling of the drainage ditch was proposed by the applicant for septic system and safety reasons. The drain is not in the jurisdiction of Black Canyon Irrigation District.

•Site Visit: The drainage ditch is open/untiled.

6. Condition Options

•Require condition compliance as approved; or

•Remove the condition. The code in 1997 did not require drainage ditch tiling. The tiling requirement was imposed by the owner for safety purposes. Black Canyon Irrigation District has no irrigation facility on the property; and therefore, does not require any action.

7. Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence as soon as financially feasible.

•Request: The applicant states fencing was being installed, but during a code compliance review by DSD, line of sight issues required fencing to be removed. The applicant is requesting the requirement be removed. If the condition is not completely removed, fencing along the Farmway and Purple Sage roads should not be included because the topography provides a natural barrier.

•BOCC Approval: Fencing was proposed by the applicant around the playground/common area, and to address the neighbor's concerns. The applicant agreed to the condition of a 4'-6' tall chain link fencing along the perimeter.

•Site Visit: Approximately 100 feet of chain-linked fencing was found along Purple Sage Road. Approximately 100 feet of fencing (wood) along Farmway Road. Other than that, no fencing has been installed.

7. Condition Options:

•Require condition compliance as approved; or

•Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.

•Remove the condition. The code in 1997 did not require fencing. No comments were received from property owners within 600 feet. 4'-6'-foot tall fencing exists along the south boundary installed by the owners within Sunlight Terrace Subdivision.

8. Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.

•Request: The applicant states irrigation lines were installed to maintain grass yards for each home. Due to the poor soils, the grass was hard to maintain. The applicant requests the conditions be amended to allow for xeriscape.

•BOCC Approval: Landscaping along the southern boundary nearing the Sunlight Subdivision property was proposed due to neighbor concerns. Landscaping throughout the property, such as irrigation, grass, and two trees per lot, was proposed by the applicant to create a desired appearance.

•Site Visit: Trees are located along the drainage (east and south boundary), small pines near space #3, and two trees near space #1. Four large bushes were installed near the south boundary near the Combs property (Parcel R26996). Some grass was identified near spaces #1, #6, and #7, but mostly consisted of mowed-down weeds.

8. Condition Options:

•Require condition compliance as approved;

•Amendment: Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe

determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance; or

•Remove the condition. The County Code in 1997 did not require landscaping. No comments were received from property owners within 600 feet.

Staff recommends approval of the request subject to the following condition modifications:

Amend Condition No. 5: Within 90 days of approval, a common area plan shall be submitted to DSD for review. The plan shall show amenities such as a walking path, BBQ Pit, picnic tables, etc. with a long-term maintenance plan to ensure the common area is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, the common area shall be installed per plan and evidence provided demonstrating compliance.

•Remove Condition No. 6 regarding the ditch tiling.

•Uphold and amend Condition No. 7: Developer shall fence the entire perimeter of the property with a 4'-6' foot chain link fence. Within 180 days from approval of CU2022-0035, fencing shall be installed and evidence provided to DSD demonstrating compliance.

•Amend Condition No. 8: Within 90 days of approval, a landscaping plan shall be submitted to DSD for review. The subject plan shall show xeriscape areas, landscaping areas with irrigation, types of landscaping and xeriscape, irrigation location/removal, and a long-term maintenance plan to ensure landscaping is maintained and does not become a public nuisance. Within a reasonable timeframe determined by the Director of DSD, landscaping shall be installed per the plan and evidence provided demonstrating compliance.

Planner Lister said the RV park that's on the property is in violation. If the park amends this application and removes 4 & 5 that may require modification to remove those and make this a 5-unit project instead of a 7-unit project. If the matter is tabled and the applicant applied for the RV park, the P&Z Commission might have a difficult time approving it while there is still violation. Following his report, Planner Lister responded to questions from the Board. Commissioner Van Beek said she has a difficult time supporting the analysis that a rectification over a 22-year period is justifiable. Violation of conditions would trigger a revocation of the CUP and given that this is in agricultural area and that it has code enforcement issues she would have preferred the analysis to look at the revocation process rather than trying to bring something into compliance that the owner had no desire to do.

David Olsen testified he started the process 22 years ago for affordable housing, and he believes he has complied with the conditions. He said there has been misinformation regarding the ditch that runs through his property and the adjoining property and he doesn't know how he can be held accountable for tiling a ditch that is not on his property. He spoke about the difficulties of maintaining the property due to its sandy soils. There was a playground on the property but he moved it due to the neighbors' overhanging tree branches. There is a common area with standup BBQ pits, picnic tables and a walking path. Sprinkler systems are installed but it's been difficult

keeping the grass green and after several attempts he let the yards go to dirt He wants to go to dry scape because it's less maintenance and looks better. He installed a fence and when he received a code violation due to a line of sight issue he removed it, but he was not told what to do to fix the problem. He assumed he didn't have to do the fence after that. If the fence is required he would like it modified so that any portion the ground that is 3-4 feet below the road would not have to be fenced. Mr. Olsen referred to a large poster board depicting a schematic, however, staff has not seen the diagram and it would be considered a late exhibit; however, the Board does not accept late exhibits. There was discussion regarding utilizing the pictures the applicant had previously submitted and were already contained in the case file. Following his testimony, both Mr. Olsen and Planner Lister responded to questions from the Board.

Commissioner Van Beek said there is conflicting evidence. Staff did a site visit and was looking for the things that were promised in 2002: a playground, landscaping, and irrigation, that was supposed to be conditioned initially. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. Commissioner Van Beek said there is not sufficient evidence from the applicant that would sway her original position that this needs to be remanded back to P&Z Commission to look at revocation of the CUP. If there was not a correct understanding there could have been clarification from DSD staff. The onus is on the developer to understand what it is you're doing, buying, and installing. It is a disservice to remove conditions, particularly when they were proposed by the applicant. It appears there was minimal effort to comply; there was intent to develop which was sold to a Board of Commissioners and to come back with conditions that do not meet the intended expectation, whether it's aesthetics or irrigation, is problematic. Commissioner Brooks is in favor of staff's recommendations. He wants the perimeter of the property to be fenced unless they are incorporating a fully functioning fence. He's in favor of all four conditions with the inclusion of his comments regarding fencing included on Condition No. 7. Commissioner Van Beek said this is a 7-unit proposal that's had 20 years to meet the conditions. Commissioner Holton said we have the opportunity to fix some shortcoming in 2002 and to have the applicant perform what a prior Board wanted with the exception of the playground.

Commissioner Holton made a motion to approve the modifications to CU2002-42 as delineated under the recommendations on Page 8 of 9 of the staff report and the additional condition that if the above conditions are not competed in 270 days to the discretion of the DSD Director the revocation process for CU2002-42 will commence. Commissioner Van Beek said a xeriscape plan has to be submitted and have specificity and be approved by DSD. Commissioner Holton said his motion goes beyond the 90-day plan, and on xeriscape it can be done anytime and is not contingent upon foliage. Planner Lister said it's 90 days to get the plan to DSD once determined by the Director that it's a complete plan then they would have a reasonable timeframe to get that done. In this case, if the Board is saying they have 270 days altogether that gives them 180 days to install after the Director's review and approval. He suggested amending language in Condition Nos. 5 & 8 to state Reasonable timeframe determined to 180 days so it fits the 270-day timeframe? 90 days to complete the plan and provide evidence. Planning Supervisor Anderson

said it's crafted the way it is because it doesn't assume the approval. The landscaping plan would be inclusive of the xeriscape. Commissioner Holton amended his motion to include the verbiage as recommended by staff. Change the day limit of to 180 days on Condition Nos. 5 and 8, and include the reference of 270 days on Condition No. 7. The amended motion was seconded by Commissioner Brooks. Commissioner Van Beek was opposed to the motion to approve. The motion carried by a two-to-one split vote. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:03 p.m. An audio recording is on file in the Commissioners' Office.

Exhibit C6:

In the matter of the application of:
Ruff – CU2025-0026

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Tanner Ruff, represented by RIVHAB, PLLC, requests a Conditional Use Permit to expand an existing RV Park on parcel R36962010. The applicant is proposing twenty-three (23) RV sites, two (2) shops, a caretaker's residence, a 3-car garage, five (5) rental cabins, an RV wastewater dump station, and two (2) gazebos. A portion of the parcel is located in a mapped floodplain ("A" Flood Zone).

The parcel is zoned "A" (Agricultural). The subject property is located at 28522 Lower Pleasant Ridge Road, Wilder, also referenced as a portion of the SW quarter of Section 20, T4N, R5W, 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 CU2025-0026.

      1. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on November 5, 2025, and March 17, 2026. Property owners within 600 feet of the subject property boundaries were notified on March 17, 2026. Full political notice was completed on March 17, 2026. A newspaper notice was published on March 12, 2026. The subject property was posted with a notice on March 17, 2026.

      2. All exhibits are located in the case staff report dated April 16, 2026.

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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures),

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more

restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

2. 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, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

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.

6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be made in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CU2025-0026, was presented at a public hearing before the Canyon County Planning and Zoning Commission on April 16, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	1	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	*The proposed use, Recreational vehicle (RV) Park, is permitted in the zone subject to conditional use permit approval, pursuant to CCCO §07-10-27.* *According to CCCO §07-02-03, a Recreational vehicle (RV) Park is "A parcel of land designed and intended for the use of recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes."* *See project description analysis contained in Section 07-07-05(2) below detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The applicant, Madison Socha, for Tanner Ruff, requests a conditional use permit to allow for an expansion of an existing legal non-conforming RV park on Parcel R36962010. • Use: The nature of the request is the expansion of a legal non-conforming RV park. The applicant is proposing to add 23 more RV sites to create a total of 36 RV sites, 2 shops, 1 manufactured home, a three-car garage, 5 rental cabins, an RV wastewater dump station, and 2 gazebos (**Exhibit A4**). • Number of Employees: There will be a total of 2 employees on site. The owner will reside on site in the proposed manufactured home, and a groundskeeper will reside in the existing home. • Parking: According to the applicant's land use worksheet (**Exhibit A2**), there will be 52 total parking spaces.	

	• Access: There is an existing access from the end of Lower Pleasant Ridge Road that has been approved by Golden Gate Highway District #3, subject to condition 4 (**Exhibit D1**). According to the applicants' letter of intent (**Exhibit A4**), the fire department requires emergency access to be constructed on the Northern end of the property in conformance with the applicant's site plan; see condition 7. • Floodplain: Approximately 25% of the subject parcel is located within an "A" floodplain. On September 6, 2023, a code enforcement violation was opened on the subject parcels for the development in the floodplain. On August 1, 2025, A floodplain development permit was applied for all development occurring within the floodplain. Prior to use of any improvements located within the floodplain, the applicant shall comply with all requirements of the Canyon County Development Services Engineering Department, the Federal Emergency Management Agency (FEMA), and the Idaho Department of Water Resources (IDWR), see condition 3.	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	As conditioned, the proposed use is consistent with the 2030 Canyon County Comprehensive plan. The Comprehensive Plan designates the subject parcel as "Agricultural" (**Exhibit B14**). The request, as conditioned, complies with the following goals and policies of the comprehensive plan: **Property Rights Goals, Policies, and Action:** • Goal No. 1.1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." o Action No. 1.1.00a: "Require properties to conform to the zoning code before receiving additional zoning approvals." o Action No. 1.1.00b: "Canyon County will take appropriate measures to enforce all nuisance ordinances to protect the quality of life and private property rights." o Policy No. 1.1.1: "No person should be deprived of private property without due process of law." o Policy No. 1.1.2: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals." **Population Goals:** • Goal No. 2.1: "Incorporate population growth trends & projections when making land-use decisions." • Goal No. 2.2: "Promote housing, business, and service types needed to meet the demand of the future and existing population." **Economic Development Goals, Policies, and Actions:** • Goal No. 3.1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations." o Policy No. 3.1.1: "Direct business development to locations that can provide necessary services and infrastructure." o Policy No. 3.1.2: "Support suitable sites for economic growth and expansion compatible with the surrounding area." • Goal No. 3.2: "Coordinate and collaborate with public and private entities on economic development strategies." o Action No. 3.2.00c: "Participate in local, regional, and state economic development planning efforts." o Action No. 3.2.00d: "Participate and support multi-municipal strategies for business attraction, tourism, and developing shovel-ready development sites." • Goal No. 3.3: "Develop and work with organizations on improving tourism in the County." o Policy No. 3.3.1: "Encourage agritourism activities in areas such as the Sunnyslope Wine Region and the Snake River Scenic Byway." o Action No. 3.3.1b: "Develop a County-wide collaborative tourism marketing campaign for agritourism, recreation, and heritage tourism.	

- Policy No. 3.3.3: "Identify opportunities for visitor services and attractions through agritourism to enhance and support the County's agricultural heritage."

- Goal No. 3.5: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."

Land Use and Community Design Goals, Policies, and Actions:

- Goal No. 4.1: "Support livability and high quality of life as the community changes over time."
  - Policy No. 4.1.2: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."
  - Action No. 4.1.02a: "Enact land use ordinances, policies, and fees, and make decisions, including land-use restrictions and conditions of approval that do not violate private property rights."
- Goal No. 4.2: "Ensure that growth maintains and enhances the unique character throughout the County."
  - Policy No. 4.2.1: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."
- Goal No. 4.3: "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."
  - Policy No 4.3.3: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."
- Goal No. 4.6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."
  - Policy No. 4.6.1: "Incorporate community design features that promote public health, safety, and welfare."
  - Policy No. 4.06.03: "Development should sustainably provide roadway and pathway connections, downward lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control."
- Goal No. 4.7: "Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life."
- Goal No. 4.8: "Maintain and enhance the aesthetic beauty of the County."

Natural Resources and Hazards Goals, Policies, Actions:

- Goal No. 5.1: "Protect, enhance, and steward natural resources."
  - Policy No. 5.1.1: "Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources."
  - Policy No. 5.1.2: "Incorporate existing natural features as amenities in development design."
  - Action No. 5.1.03a: "Coordinate with water supply providers to ensure policies align for successful water management"
  - Policy No. 5.1.5: "Protect the areas where crucial aquifers are replenished and restrict new development in flood-prone areas.
- Goal No. 5.5: "Protect Canyon County inhabitants' health, safety, and welfare by reducing the risk and effects of natural and human-made hazards."
  - Policy No. 5.5.1: "Mitigate development in hazardous area or require site planning or construction techniques to mitigate the hazard."

Recreation Goals and Policies:

- Goal No. 9.2: "Expand outdoor recreation offerings and access in Canyon County."
- Goal No. 9.3: "Support development of private recreation facilities as part of development processes."

Special Areas and Sites Goals, Policies, and Actions:

- Goal No. 10.1: "Honor the power of place in Canyon County by preserving our history and landscapes and linking our past into our future."
  - Policy No. 10.1.1: "Support and develop the preservation of the County's historical, archaeological, and architectural landmark areas for beneficial use of future generations."
  - Action No. 10.1.01d: "Provide historic-based agencies and tribes notification of developments in or near identified prehistoric and historic cultural resources."
  - Policy No. 10.1.3: "Protect the County's history and vistas as a critical component of our sense of place and community character.

See analysis in the criteria 4 through 8 for support and evidence for this criterion.

Criteria Met?		
Yes	4	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area, as the conditions of approval will mitigate potential negative effects to the character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural with a primary residence	A	N/A
S	Agricultural with a primary residence	A	N/A
E	Agricultural	A	N/A
W	The Snake River	N/A	N/A

"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)

Surrounding Land Use Cases:
In the past five (5) years, there have been no land use decisions approved within a one (1) mile radius of the subject property (**Exhibit B5**).

In the past five (5) years, there have been two (2) land use decisions denied within a one (1) mile radius of the subject property (**Exhibit B5**):

- OR2022-0005- Comprehensive Plan Amendment from Agricultural to Residential
- CR2022-0011- Change in zoning designation from Agricultural to Conditional Rezone- Rural Residential.

Within a one-mile radius there are seven (7) platted subdivisions within a one (1) mile radius (**Exhibit B6**). The subdivisions were created via a conditional use permit, which is no longer permitted per county code.

Character of the Area:
The character of the area is primarily agricultural, with active agricultural production happening directly to the East of the subject parcel. To the South of the subject property, there are residential parcels located along the Snake River, with agricultural practices happening East of the homes (**Exhibit C**). Directly to the West of the subject property, there is the Snake River. Across the river is Owyhee County, with the primary use appearing to be agriculture (**Exhibit B3**). Directly to the north of the subject property, there is one (1) single-family residence. Further north, there is more active agricultural production (**Exhibit B3**). The TAZ Household report (**Exhibit B11**) indicates the area adjacent to the North is not anticipated for future residential growth, while the area to the South of the subject property is anticipated for further residential growth.

Within a two-mile radius, there is one (1) dairy and one (1) feedlot located to the North of the subject property.

		RV Parks along the Snake River: There are multiple RV Parks and campgrounds located along the Snake River in Canyon County. Martins Landing is located near Parma (31420 Scott Pit Rd, Parma) and is managed by Canyon County and Idaho Fish and Game. Celebration Park, located near Melba (5000 Victory Lane, Melba), is also managed by Canyon County. Condition 9 is proposed to increase consistency with these parks as well as align with Chapter 4, Article 1 of the Canyon County Code of Ordinances. **Impacts & Mitigation:** Potential impacts identified by staff during the site visit and agency comments include increased noise, access concerns (including fire district concerns), development in the floodplain, and unpermitted structures, which all can be minimized through conditions of approval. • Noise: The RV use exists (**Exhibit B15**). However, with the increase in the intensity of the use, there is anticipated to be an increase in the noise levels on the subject parcel as well as the surrounding parcels. Proposed condition 11 relates to quiet hours on the subject property, being from 10 PM to 7 AM, 365 days a year. The proposed quiet hours match county requirements for campground per Chapter 4, Article 1 of the Canyon County Code of Ordinances. According to the applicant's letter of intent (**Exhibit A4**), the owner and groundskeeper will reside on site and will be able to enforce any conditions placed on this decision, see condition 11a. Staff finds that the proposed conditions will adequately mitigate potential noise impacts. • Access: Due to the increased intensity of the use, there is anticipated to be an increase in the amount of traffic arriving and leaving from the subject parcel. Golden Gate Highway District #3 submitted a comment stating that an approach permit is required to be submitted (**Exhibit D1**), see condition 4. Additionally, the applicant states in their letter of intent that the Wilder Fire District requires an emergency access to be established off Pat Lane on the Northern edge of the parcel. . While staff did not receive a comment specifically related to access from the Wilder Fire District, the applicant must comply with all regulations of the Wilder Fire District, see condition 7. The applicant must also submit an approved fire circulation plan prior to building permit submittal. Staff finds that these conditions will adequately mitigate any potential impacts related to access. • Floodplain: Due to unpermitted development found in the floodplain, there are currently identified impacts located within the "A" zone (**Exhibit B3**). Staff received comments from the Canyon County Engineer and IDWR related to the floodplain concerns. These agencies did not have an objection to approval, but requested conditions be placed to mitigate potential impacts. Condition 3a states that the applicant must prepare a flood evacuation plan prior to the issuance of a development permit (**Exhibits D5 & D7**). The condition requires each structure built within the floodplain to obtain a development permit and requires the development to comply with the regulations of the National Flood Insurance Program (**Exhibit D5**). Condition 3 encompasses compliance with all requirements and regulations of the governing bodies over floodplain development. Staff finds that these conditions will adequately mitigate any potential impacts related to access. • Water: Due to the increase in the intensity of use, there is anticipated to be an increase in the domestic water requirements. A comment letter received from the Idaho Department of Environmental Quality (DEQ) outlines that a public drinking water system is required if there are at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (**Exhibit D3**), see condition 1d for compliance. Staff finds that this condition will adequately mitigate any potential impacts related to water. • Structures: Due to the unpermitted structures found on the property related to the use, there are identified impacts relating to the life safety of those who will be patrons of the RV Park. A comment letter received from the Canyon County Building Department (**Exhibit D13**) outlined what the applicant will be required to complete to come into conformance with all applicable local and state building codes, see condition 8 for compliance. Staff finds that this condition will adequately mitigate any potential impacts related to structures.
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** According to the applicant's land use worksheet (**Exhibit A2**), there are no proposed improvements to the domestic water supply. There is an existing domestic well that adequately serves the current use. The existing domestic well may be required to meet DEQ public drinking water requirements if the well serves at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (**Exhibit D3**). Staff has proposed condition 1d requiring the applicant to comply with all DEQ requirements regarding water. **Sewer:** There is an existing septic system on the property that adequately serves the current use (**Exhibit A2**). The applicant is proposing an additional Septic system and drain field, as well as an RV wastewater dump station (**Exhibit A4**). A comment from Southwest District Health (SWDH) states that the site is suitable for a subsurface sewage disposal system. SWDH also stated that the applicant will be required to apply for a septic permit for the proposed manufactured home and a tank-only permit for the proposed RV dump station (**Exhibit D11**). The applicant is required to comply with all requirements and regulations of SWDH, see condition 5. **Irrigation:** According to the applicant's land use worksheet, the existing irrigation is pressurized with a water pump directly from the Snake River. Water rights were transferred to the current owner upon closing on Jamaury 31, 2025 (**Exhibit A2**). Wilder Irrigation District was noticed on November 5, 2025, and March 17, 2026. They did not provide a comment before the comment deadline. See condition 1 for compliance with all application state and location irrigation regulations. **Stormwater drainage facilities:** According to the land use worksheet, there are no stormwater drainage facilities on site, storm water drainage is to remain as it exists, with overland flow into the Snake River (**Exhibit A2**). Condition 1 ensures compliance with all local, state, and federal regulations pertaining to stormwater management. **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025, and March 17, 2026. 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 additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development, and it will exist at the time of the development. Per comments from Golden Gate Highway District No. 3 (GGHD3, **Exhibit D1**), the subject property takes access by a single asphalt approach onto Lower Pleasant Ridge Road. Lower Pleasant Ridge Road is classified as a Local Road. GGHD3's comment provided conditions of approval, such as the applicant applying for an approach permit, see condition 4. GGHD3 also commented that a variance application may be required if minimum driveway spacing requirements cannot be met, and a site visit may be required to address any possible sight distance issues (**Exhibit D1**). Review and approval of any approaches by GGHD3 are required at the time of building permit submittal, see condition 4. According to the applicant's letter of intent (**Exhibit A4**), Wilder Fire District requires the subject property to have an emergency exit that provides access off Pat Lane. The applicants' site plan shows this proposed access (**Exhibit A7**). Condition 7 ensures compliance with any fire district requirements. Wilder Fire District review and approval are required at the time of building permit submittal, see condition 7.	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**

Analysis	There is not anticipated to be undue interference with the existing or future traffic patterns. Golden Gate Highway District #3 (GGHD3) was noticed on November 5, 2025, and March 17, 2026. Per comments from GGHD3 (**Exhibit D1**), a Traffic Impact Study (TIS) is not warranted. A pavement analysis is also not required. An Approach Permit Application is required, see condition 5. GGHD3 also stated that a variance application may be required if minimum driveway spacing requirements cannot be met, see condition 5 (**Exhibit D1**). Idaho Transportation Department (ITD) was noticed on November 5, 2025, and March 17, 2026. ITD has no concerns regarding the request and finds that a TIS is not warranted (**Exhibit D5**).	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Wilder School District was noticed on November 5, 2025, and March 17, 2026, and did not provide a comment before the comment deadline. Based on the recreational nature of the use, the request is not anticipated to have an impact on school facilities. **Police and Fire Protection:** Wilder Fire District, Idaho State Fire Marshal, and the Canyon County Sheriff's Office were noticed on November 5, 2025, and March 17, 2026. • Staff received a comment from the Wilder Fire District stating that the response time for the subject property is roughly 8 minutes. According to the applicant's letter of intent (**Exhibit A4**), Wilder Fire District requires the subject property to have an emergency exit that provides access off of Pat Lane. The applicants' site plan shows this proposed access (**Exhibit A7**). Condition 7 ensures compliance with any fire district requirements. Wilder Fire District review and approval are required at the time of building permit submittal, see condition 7. • No response was received from the Idaho State Fire Marshall and the Canyon County Sheriff's Office. There is expected to be adequate police and fire protection provided for the proposed use. **Emergency Medical Services:** The Canyon County Sheriff, Canyon County Emergency Management Coordinator, and Canyon County Paramedics were noticed on November 5, 2025, and March 17, 2026. • Staff received a comment from Canyon County Paramedics stating that the closest response time for a Canyon County Paramedic would be approximately 23 minutes. However, staff conducted a further review of the Treasure Valley Medical Service System (TVEMSS) and found that Homedale Ambulance is a member that serves this section of Canyon County and is approximately 7 miles away from the subject property. *More information on TVEMSS and Homedale Ambulance can be found here.* • No response was received from the Canyon County Sheriff and the Canyon County Emergency Management Coordinator. There is expected to be adequate police and fire protection provided for the proposed use. **Irrigation Facilities:** Wilder Irrigation District was noticed on November 5, 2025, and March 17, 2026, and did not provide a comment before the comment deadline. The proposed request is not anticipated to impact irrigation facilities. *See condition 1 for protection of existing irrigation facilities.*	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case #CU2025-0026, a conditional use permit for an RV Park subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
   a. Per CCCO §07-07-23(10), any improvements approved through this conditional use permit shall commence in 3 years and be completed in 5 years.
   b. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 feet in height, a building permit is required.
   c. Within 180 days of approval, the applicant must meet on-site parking requirements as outlined in CCCO §07-13-01 (See Condition 7c).
   d. A public water system shall be constructed and required unless waived by the Idaho Department of Environmental Quality within 180 days of approval.
2. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A4 and A7**).
   a. No more than 36 RVs, 2 shops, a manufactured home, a three-car garage, 5 rental cabins, an RV wastewater dump station, and 2 gazebos are allowed. Any increase in the amount of allowed structures will require a modification to the conditional use permit.
   b. Within 90 days of approval, the applicant shall relocate the rental cabin that is located within the FEMA floodplain to a location outside of the floodplain.
3. All development shall comply with the requirements and regulations of the Canyon County Development Services Engineering Department, the Federal Emergency Management Agency (FEMA), and the Idaho Department of Water Resources (IDWR) for floodplain development.
   a. Prior to issuance of any development permits, the applicant shall submit a Floodplain Evacuation Plan to the County.
   b. Within 90 days of approval, the applicant shall obtain development permits for all unpermitted structures located within the floodplain.
   c. All development shall comply with the regulations of the National Flood Insurance Program.
4. The applicant shall comply with the requirements and regulations of the Golden Gate Highway District (**Exhibit D1**).
5. The applicant shall meet all applicant Southwest District Health (SWDH) requirements for the proposed uses (**Exhibit D11**). Evidence shall be a letter of review and approval from SWDH within 180 days of approval or obtaining a building permit, whichever comes first.
6. The conditional use permit for an RV Park shall be limited to Parcel R36962010 only.
7. The applicant shall comply with the requirements and regulations of the Wilder Fire District (**Exhibit D10**).
   a. A parking and circulation plan drawn to scale must be submitted and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be complaint with Canyon County's off-street parking requirements. Evidence of consistency shall be turned into Canyon County DSD within 180 days of approval.
8. The applicant shall comply with the requirements and regulations of the Canyon County Building Department prior to commencement of use (**Exhibit D13**).
   a. A change of occupancy shall be applied for and approved for the four (5) proposed rental units.
   b. All proposed electrical hookups shall comply with the regulations found in the Idaho Electrical Code.
9. Quiet hours for Rivers Edge RV Park shall be 10:00 PM – 7 AM, 365 days a year.
10. No person, party, or organization shall be permitted to camp for more 180 days within a calendar year.

11. Rental Agreements shall be in place that limit persons to the same conditions of approval as this conditional use permit. The template of the rental agreement shall be provided to the Development Services Department within 30 days of approval.
    a. The property owner or their designee shall be made available at all times to enforce the rental agreements and the conditions of approval.

DATED this 7 day of May, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 7 day of May, in the year 2026, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit C7:

SUNLIGHT TERRACE

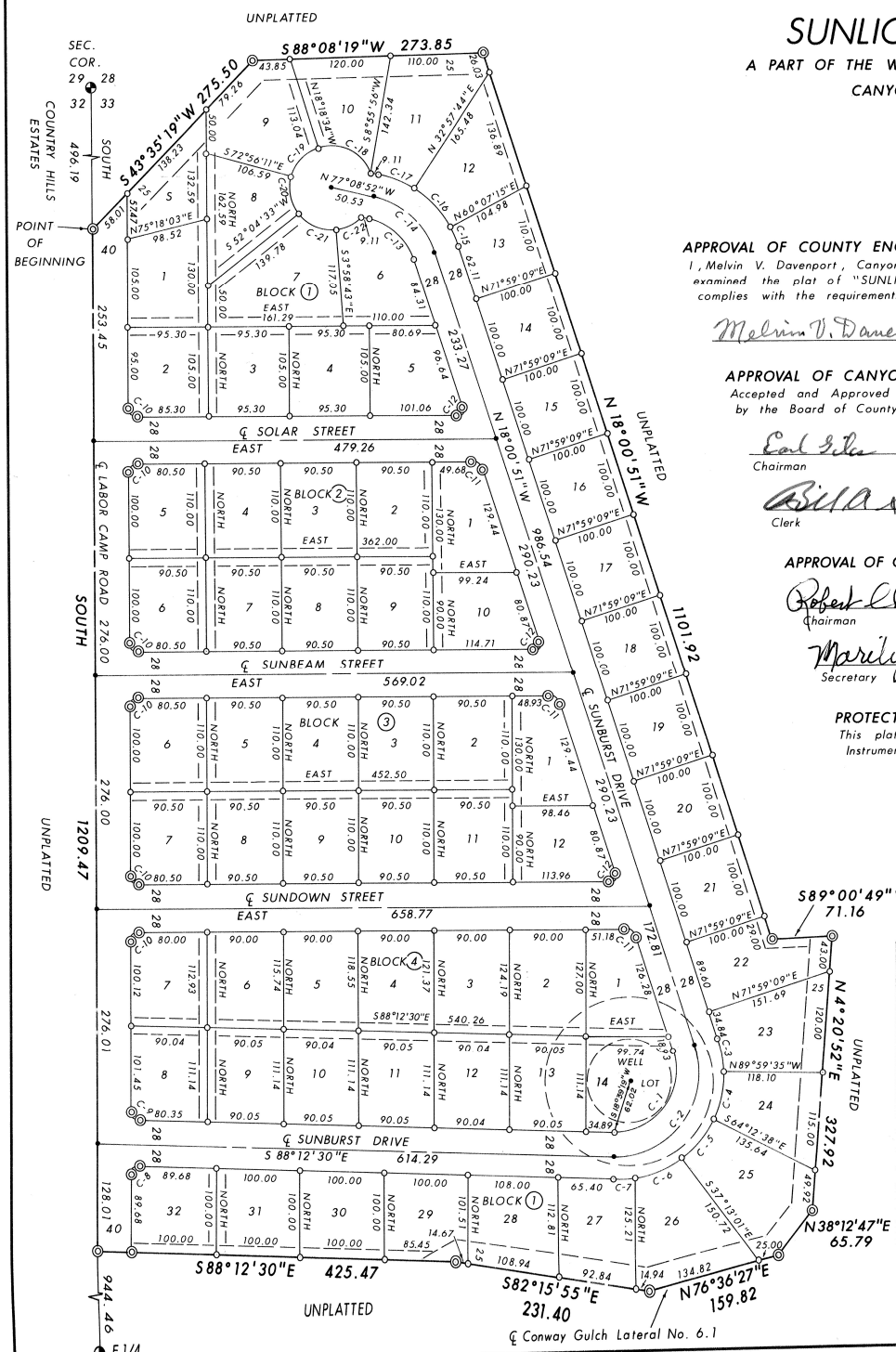
A PART OF THE W1/2 · NW1/4, SEC. 33, T5N, R3W, B.M.

CANYON COUNTY, IDAHO

1978

JUN 7 4 19 PM '78
BILL A. STAKER
CANYON CNTY. RECORDER
C. Lint dep
5.00

FILED
JUN 6 8 33 AM '78
BILL A. STAKER
CANYON CNTY. RECORDER
C. Lint dep



APPROVAL OF COUNTY ENGINEER

I, Melvin V. Davenport, Canyon County Engineer do hereby certify that I have examined the plat of "SUNLIGHT TERRACE", and that the accuracy thereof complies with the requirements of the Idaho State Code.

Melvin V. Davenport this 10 day of May 1978

REGISTERED PROFESSIONAL ENGINEER 627 STATE OF IDAHO MELVIN V. DAVENPORT
Melvin V. Davenport
May 10, 1978

APPROVAL OF CANYON COUNTY COMMISSIONERS

Accepted and Approved this 11th day of MAY 1978 by the Board of County Commissioners of Canyon County, Idaho

Earl Tolman
Chairman

Bill A. Staker
Clerk

COUNTY COMMISSIONERS CANYON COUNTY, IDAHO

APPROVAL OF CANYON COUNTY PLANNING AND ZONING

Robert C. Robinson
Chairman

Marilyn A. Bauman
Secretary

PROTECTIVE COVENANTS

This plat is subject to PROTECTIVE COVENANTS filed under Instrument no. _____

N

0 100 200
SCALE: 1" = 100'

LEGEND

- Fd. Brass Cap Monument
- Fd. 1/2" Rebar
- Set 5/8" x 30" Rebar w/Pla
- Set 1/2" x 24" Rebar w/Pla
- Measurement Point
- _____ 10' Utility, Irrigat and Drainage Easement fro property line unless dimensi otherwise.

EASEMENT NOTE

All lot lines common to a public way are subject to a permanent wide Utility, Irrigation, and Drain easement.

SURVEYOR'S CERTIFICATE

STATE OF IDAHO
COUNTY OF CANYON ss

I, John W. Howe, a Registered Professional Land Surveyor in the State Idaho, do hereby certify that I have surveyed, subdivided, and platte "SUNLIGHT TERRACE", more particularly described in the owners "DE on the back of this plat. I furthur certify that the survey was made my direct supervision and is in conformity with the Idaho State Code relating to plats and surveys.

REGISTERED LAND SURVEYOR 832 STATE OF IDAHO JOHN W. HOWE
John W. H

Subscribed and sworn to this 19th day of April 1978.

Judy L. Moore
Notary Public for Idaho
Residing at Caldwell, Idaho

JUDY L. MOORE NOTARY PUBLIC STATE OF IDAHO

CURVE DATA

CURVE	LENGTH	RADIUS	Δ ANGLE	L.C. BEARING	L.CHORD	TAN.
C-1	137.99	72.00	109°48'21"	N.36°53'20"E	117.82	102.46
C-2	191.65	100.00	109°48'21"	N 36°53'20"E	163.64	142.30
C-3	40.26	128.00	18° 01'16"	S 9°00'13"E	40.09	20.30
C-4	57.60	128.00	25°46'57"	S 12°53'54"W	57.11	29.30
C-5	60.30	128.00	26°59'37"	S 39°17'11"W	59.75	30.72
C-6	60.39	128.00	27°02'01"	S 66°18'00"W	59.84	30.77
C-7	26.75	128.00	11° 58'31"	S 85°48'15"W	26.70	13.43
C-8	16.02	10.00	91° 47'30"	S 45°53'45"W	14.36	10.32
C-9	15.40	10.00	88°12'30"	S 44°06'15"E	13.92	9.69
C-10	15.71	10.00	90°00'00"	VARIES	14.14	10.00
C-11	12.56	10.00	71° 59'09"	N 54°00'25"W	11.75	7.26
C-12	18.85	10.00	108°00'51"	N 35°59'34"E	16.18	13.77
C-13	74.31	72.00	59°08'01"	N 47°34'52"W	71.06	40.85
C-14	103.21	100.00	59°08'01"	N 47°34'52"W	98.69	56.73
C-15	26.51	128.00	11° 51'54"	S 23°56'48"E	26.46	13.30
C-16	60.67	128.00	27°09'31"	S 43°27'31"E	60.11	30.92
C-17	44.93	128.00	20°06'36"	S 67°05'34"E	44.70	22.70
C-18	76.01	50.00	87°06'21"	S 64°45'24"E	68.90	47.54
C-19	47.67	50.00	54°37'37"	N 44°22'38"E	45.89	25.82
C-20	47.98	50.00	54°59'16"	N 10° 25'49"W	46.17	26.02
C-21	48.92	50.00	56°03'16"	N 65°57'05"W	46.99	26.62
C-22	34.13	50.00	39°06'48"	N 66°27'53"E	33.47	17.76

SANITARY RESTRICTIONS

1. The SANITARY RESTRICTIONS under Title 50, Chapt Idaho Code are in force.
2. Septic tanks or drainfields are not permitted wit 100 ft. of the community well, and buildings or o possible sources of pollution are not permitted with 50 ft.

APPROVAL OF HEALTH DEPARTMENT

The SANITARY RESTRICTIONS under Title 50, Chapter Idaho Code are in force, and all lots shown this p are approved for Septic tank and drainfield installa No lot shall be reduced in size without prior approv of the Health Authority. The community water syst has been approved by the State Enviromental Engin

Bill A. Wood
Southwest District Health Department

FRONT

BOOK 16 PAGE 25

DEDICATION

STATE OF IDAHO
COUNTY OF CANYON ss

This is to certify that LASHER CONSTRUCTION CO., INC. is a corporation duly organized and existing under the laws of the State of Idaho; that T & T CONSTRUCTION CO., INC. is a corporation duly organized and existing under the laws of the State of Idaho, and that they are the owners of "SUNLIGHT TERRACE"; in a part of the W1/2 NW1/4, Section 33, Township 5 North, Range 3 West, Boise Meridian; more particularly described as follows:

Commencing at the Northwest corner of said W1/2 NW1/4 (Northwest corner of Section 33);
thence SOUTH 496.19 ft. along the West boundary of said W1/2 NW1/4 to the POINT OF BEGINNING;
thence continuing SOUTH 1209.47 ft. along the West boundary of said W1/2 NW1/4;
thence S. 88°12'30"E. 425.47 ft. to a point on the center line of the Conway Gulch Lateral No. 6.1;
thence traversing said center line as follows:
S. 82°15'55"E. 231.40 ft.;
thence N. 76°36'27"E. 159.82 ft.;
thence N. 38°12'47"E. 65.79 ft.;
thence N. 4°20'52"E. 327.92 ft.;
thence leaving said center line, S. 89°00'49"W. 71.16 ft.;
thence N. 18°00'51"W. 1101.92 ft.;
thence S. 88°08'19"W. 273.85 ft.;
thence S. 43°35'19"W. 275.50 ft. to the POINT OF BEGINNING.

This parcel contains 22.363 acres.

The bearings of the survey are based on the plat of "COUNTRY HILLS ESTATES".

We furthur certify that we did cause the same to be surveyed and platted into lots and streets as shown on the front of this plat; and that we do for ourselves, our heirs, transferees, successors and assigns; hereby dedicate, donate, and convey to the public forever, the streets shown on this plat. The easements shown on this plat and described in the "EASEMENT NOTE" are dedicated to the public for the right and use and purpose set forth, and no structure other than those for such purposes is to be erected within the limits of said easements. The right of easements for Private Utility and Irrigation Corporations in and across the dedicated streets is hereby reserved; subject to said Utility and Irrigation Corporations being required to repair streets and curbs which are damaged by the installation and repair of their works.

In witness whereof, LASHER CONSTRUCTION CO., INC., has caused these presents to be signed by its President and Secretary and its corporate seal affixed thereto.

Also, in witness whereof, T & T CONSTRUCTION CO., INC., has caused these presents to be signed by its President and Secretary and its corporate seal affixed thereto.

LASHER CONSTRUCTION CO., INC.

Gary D. Lasher
Gary D. Lasher - President

Gary D. Lasher
Gary D. Lasher - Secretary

T & T CONSTRUCTION CO., INC.

Leonard R. Trumbull
Leonard R. Trumbull - President

Leonard R. Trumbull
Leonard R. Trumbull - Secretary

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF CANYON ss

Be it remembered that on this 19th day of April 1978, personally appeared Gary D. Lasher, President and Secretary of LASHER CONSTRUCTION CO., INC.; and Leonard R. Trumbull, President and Secretary of T & T CONSTRUCTION CO., INC., who are known to me to be the officers of the corporations that executed the foregoing instrument, and who acknowledged to me that such corporations executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day and year last above written.

John W. Howe
Notary Public for Idaho
Residing at Caldwell, Idaho

JOHN W. HOWE NOTARY PUBLIC STATE OF IDAHO

BACK

BOOK ___ PAGE ___

Exhibit C8:

Development Services Department

Canyon County, 111 North 11th Avenue, #310 Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

DATE: February 10, 2023

CASE FILE: PI2023-0029 Purple Sage Mobile Home Park
PARCEL #(s): R38155000 0
ADDRESS: 15881 Purple Sage Road

APPLICANT: Three Pillar Communities LLC
Attn: George Han
1675 South Street, Ste B,
Dover, DE 19901

INQUIRY: Zoning Compliance Letter: Legal Non-conforming Mobile Home Park
Purple Sage Mobile Home Park, Canyon County, ID

Dear George:

It is my understanding that you are under contract to purchase Purple Sage Mobile Home Park located at 15881 Purple Sage Road, Caldwell, ID 83607 (the "Park"). The tax parcel number for this property is R38155000 0 and contains approximately 12.57 acres. This letter is intended to confirm your research regarding the applicable zoning and the Canyon County Code (the "Code") requirements as it pertains to the Park. The mobile home park is a legal non-conforming use having existed in the County at the specified location at the time the Canyon County Code of Ordinances and Official Zoning Map was adopted on September 6, 1979.

This letter is intended to serve as a "zoning compliance letter" upon which you may rely; additionally, this letter shall serve as a reliance or comfort letter for your legal counsel, lenders, investors, partners, successors, and assigns. As the Planning Official, I am the appropriate representative for Canyon County, ID (the "County"), as it pertains to the validity of the statements herein.

The following statements are accurate as it pertains to the Mobile Home Park:

1. The Purple Sage Mobile Home park was established in the county on or about the year 1971 as noted in the Canyon County Assessor records for tax assessment. Staff also confirmed through an aerial map search in the Canyon County Assessor's Plat room that on May 9, 1969, there was no development of the "Park" on the subject property. The next available aerial map dated November 19, 1975 confirms the "Park" existed in its general form as it exists today. The next available aerial photo is dated 1984 again showing the "Park" as established near to the time of the official code adoption date of September 6, 1979.

   The County aerial maps from 1975 and 1984 establish the specific nonconforming use, pattern, and number of mobile home units that were on the property during the adoption period of the official zoning ordinance and zoning map for Canyon County, Idaho. Further

research into building permits that provided for maintenance, repair, and replacement of single-wide mobile homes with like mobile/manufactured homes reflect a consistent pattern of mobile home spaces to include no more than 49 total units. Space 1 and 2 (as shown on Purple Sage MHP attached hereto) at the northeast corner of the "Park" are not buildable spaces and contain a drain field for multiple units within the development. The map is consistent with the aerial photos showing the existing park at time of zoning ordinance adoption.

Any replacement of units currently in the "Park" should be replaced with like sized units not exceeding the number of bedrooms, encroaching upon required building separation, open space, septic lines, tanks and drain fields servicing the respective units within the "Park". A septic permit from Southwest District Health (SWDH) is required prior to submission of a building permit for replacement of any unit on the property. Recreational Vehicles (RVs) ARE NOT an allowed use within the mobile home park.

2. The Park is zoned "A" (Agricultural) district;

3. The Park is a legal non-conforming use and is permitted to remain and continue its use as a mobile home park with no more than 49 mobile home units in substantial conformance with the provided Purple Sage MHP map and 1975 and 1984 county aerial maps.

4. The park is a legal non-conforming use and subject to Article 11 of the Canyon County Code. The Park is not subject to the redevelopment or expansion provisions of the Code so long as the specific requirements of the code are not triggered; routine repair, maintenance, and operation of the Park does not trigger the redevelopment or expansion provisions of the Code;

5. A mobile/manufactured home may be placed/re-placed on the existing vacant pads that have historically had mobile homes located on them as shown on the provided map and aerials not to exceed 49 units. Recreational Vehicles (RVs) are not an allowed use within the mobile home park. A building permit and septic permit are required.

6. A mobile home can be placed on existing pads as identified on the map and aerials provided, in the event a mobile home is destroyed or moved from the Park not to exceed 49 units in accordance with current zoning ordinance and building code requirements as specified in CCZO Article 11 NONCONFORMING USES.

7. As it pertains to the location of mobile homes within the Park, the replacement of mobile/manufactured homes within the park shall be in substantial conformance with the historic pattern established by the aerial maps and the Purple Sage MHP map provided herein. Further, the replacement units must comply with county setbacks along exterior property boundaries and shall comply with building code requirements for separation. Additionally, homes cannot be relocated such that they impede access to and maintenance of septic systems including tanks, drain fields and service lines.

8. Homes being moved into the park require a building permit. They shall conform to the requirements of CCZO Article 11 Nonconforming Uses. There may be restrictions on the size of mobile homes and the mobile homes must comply with the regulations set forth by the State of Idaho that may be present in the Park or moved into the Park. Any and all RVs that may be present in the "Park" and being utilized as a residence are in violation of the Canyon County Code.

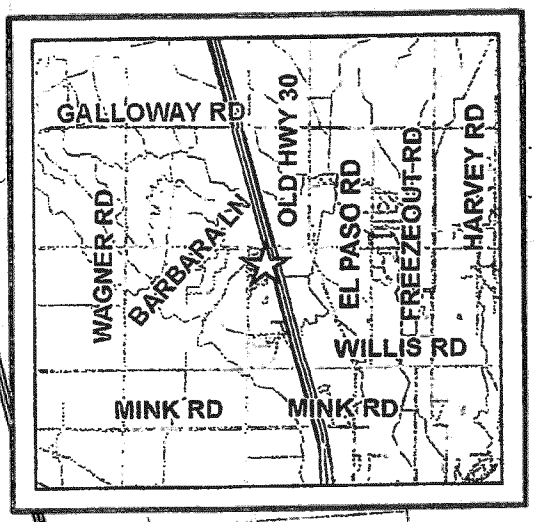
9. The Code does not impose any requirements/restrictions as it pertains to the concrete pillars/pads under the mobile home, except that the setting of mobile homes must be conducted in accordance with state and federal law; (*homes may be standard set in accordance with the State of Idaho regulations for manufactured homes).*

10. For the purposes of zoning compliance, the transfer of the Park from the current owner to you does not trigger any new infrastructure requirements or any impact fees, transfer fees, or development fees.

Warm Regards,

Dan Lister
Planning Official
County of Canyon, ID

PURPLE SAGE MHP
15881 PURPLE SAGE ROAD



PURPLE SAGE RD

F130'

① NBP ② NBP
Drainfield for other homes

S40'

S40'

R80'

I 84 EB

I 84 WB

I 84 EB MP 23

I 84 WB MP 23

SOLAR ST

SUNBEAM ST

SUNBURST DR

OWN DR

N

0 50 100 200 300 Feet

Yes - on '75 map
No - not on '69

Not a pad

RECEIVED
JAN 22 2008
CANYON COUNTY
DEVELOPMENT SERVICES

CANYON COUNTY IDAHO 1892

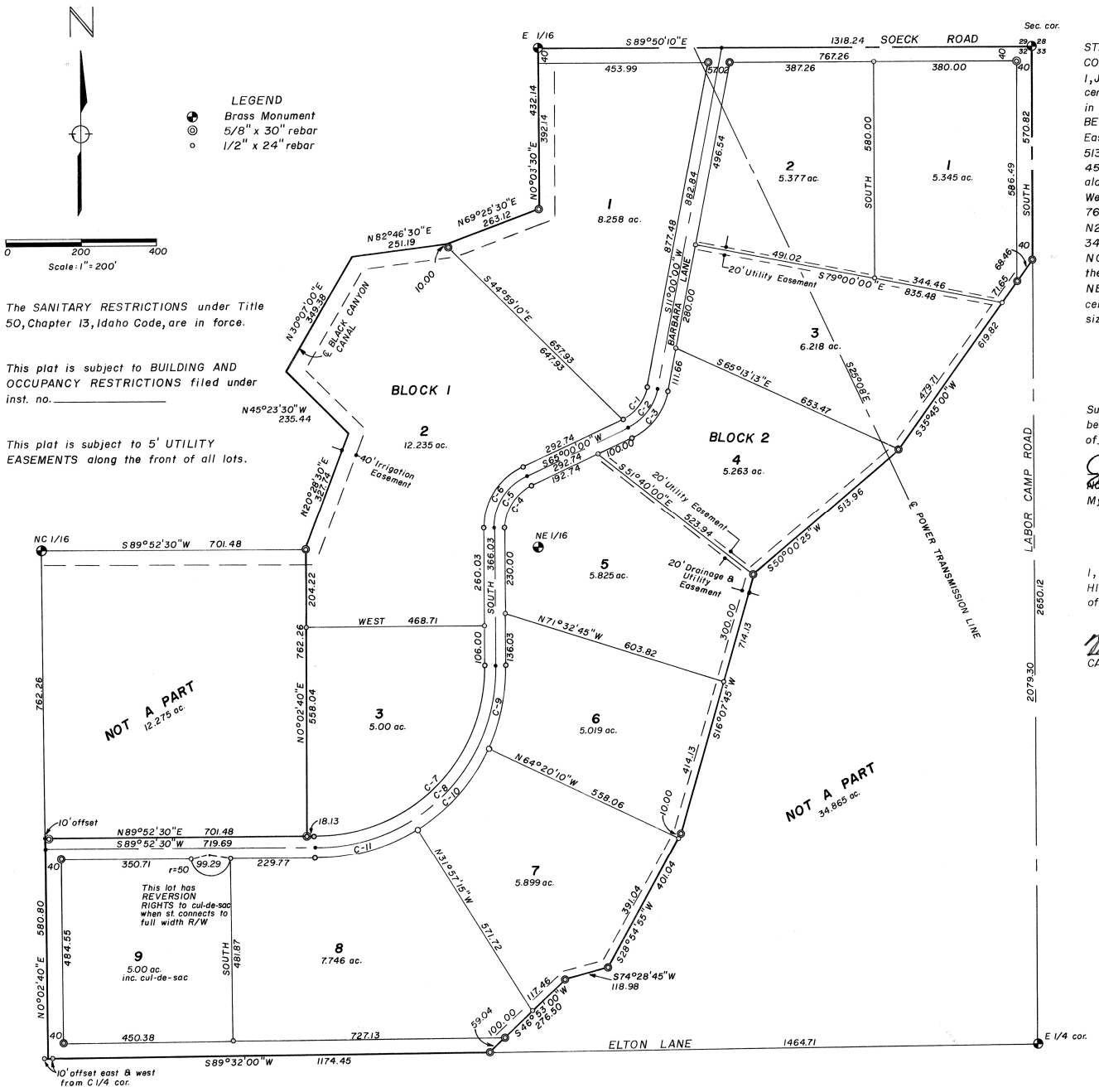
DRAWN BY: MICHAEL BORZICK, GISP
DRAWN ON: MAY 8TH, 2008

O:\GIS\MOBILE HOME PARKS\...
PURPLE SAGE MHP.MXD

Exhibit C9:

COUNTRY HILLS ESTATES

A PART OF THE NE 1/4, Sec. 32, T5N, R3W, B.M. CANYON COUNTY, IDA.



The SANITARY RESTRICTIONS under Title 50, Chapter 13, Idaho Code, are in force.

This plat is subject to BUILDING AND OCCUPANCY RESTRICTIONS filed under inst. no. _____

This plat is subject to 5' UTILITY EASEMENTS along the front of all lots.

SURVEYORS CERTIFICATE

STATE OF IDAHO
COUNTY OF CANYON ss

I, John W. Howe, a Registered Professional Land Surveyor in the State of Idaho, c certify that I have surveyed, subdivided, and platted COUNTRY HILLS ESTATES, in the NE 1/4 of Sec. 32, T5N, R3W, B.M.; more particularly described as follows BEGINNING at the Northeast corner of said Sec. 32; thence SOUTH 570.82 ft. a East boundary of said Sec. 32; thence S35°45'00"W 619.82 ft.; thence S50°00'2 513.96 ft.; thence S16°07'45"W 714.13 ft.; thence S28°54'55"W 401.04 ft.; thence S 45"W 118.98 ft.; thence S46°53'00"W 276.50 ft; thence S89°32'00"W 1174.45 along the South boundary of said NE 1/4; thence N0°02'40"E 580.80 ft. along West boundary of said NE 1/4; thence N89°52'30"E 701.48 ft.; thence N0°02'4 762.26 ft.; thence along the center-line of the Black Canyon Canal, the following N20°28'30"E 327.74 ft.; thence N45°23'30"W 235.44 ft.; thence N30°07'00" 349.38 ft.; thence N82°46'30"E 251.19 ft.; thence N69°25'30"E 263.12 ft.; th N0°03'30"E 432.14 ft. to the Northwest corner of the NE 1/4 NE 1/4 of said Sec. thence S89°50'10"E and leaving said canal, 1318.24 ft. along the North boundary o NE 1/4 to the POINT OF BEGINNING. This parcel contains 84.62 acres. I furt certify that I made the survey under the direction of the owners thereof, and tha size of all lots and the width of all streets are as shown on the annexed plat.

ALPHA ENGINEERS INC.

Subscribed and sworn to before me this 16th day of July 1973.

Junji Yamamoto
Notary Public for Idaho
My Commission Expires 4/14/74

I, Melvin V. Davenport, do hereby certify that I have examined the plat of CO HILLS ESTATES, and that the accuracy thereof complies with the require of Idaho State Law.

Melvin V. Davenport
CANYON COUNTY SURVEYOR 17 day of July, 1973

CURVE	RADIUS	Δ ANGLE	LENGTH	L.CHORD	BEARIN
C-1	122	54°00'00"	114.98	110.77	S38°0
C-2	150	54°00'00"	141.37	136.20	S38°0
C-3	178	54°00'00"	167.76	161.62	S38°0
C-4	122	65°00'00"	138.40	131.10	S32°3
C-5	150	65°00'00"	170.17	161.19	S32°3
C-6	178	65°00'00"	201.93	191.28	S32°3
C-7	452	89°52'30"	709.01	638.53	S44°
C-8	480	89°52'30"	752.94	678.08	S44°
C-9	508	25°39'50"	227.57	225.67	S 12°
C-10	508	32°22'55"	287.12	283.31	S41°
C-11	508	31°49'45"	282.24	278.63	S73°

FRONT

BOOK 13 PAGE 3

DEDICATION

STATE OF IDAHO ss
COUNTY OF CANYON

We, Robert W. and Eleanor L. Mc Cullough, husband and wife, and J.O. and Georgia Kirby, husband and wife, being duly sworn, depose and say that we are the owners of COUNTRY HILLS ESTATES, more particularly described in the SURVEYORS CERTIFICATE; that we did cause the same to be platted into lots and streets as shown on the annexed plat, and that we do for ourselves, our heirs and assigns; hereby dedicate, donate and convey to the public forever the streets as shown hereon. We further dedicate the easements shown hereon to the public for the right and use and purpose set forth, and specify that no structure other than those for such utility, irrigation, or drainage purpose is to be erected within the limits of the easements.

Robert W. McCullough

Eleanor L. McCullough

J.O. Kirby

Georgia Kirby

ACKNOWLEDGEMENT

STATE OF IDAHO ss
COUNTY OF CANYON

Be it remembered that on this 16 th day of July 1973, personally appeared Robert W. McCullough and Eleanor L. Mc Cullough, husband and wife and J.O. and Georgia Kirby, husband and wife, who are known to me to be the same persons named in and who executed the above instrument, and who acknowledged to me that they executed the same voluntarily. In witness whereof, I have hereunto set my hand and notarial seal the day and year last above written.

Notary Public for Idaho
My Commission expires 4/17/74

APPROVALS

COUNTY PLANNING COMMISSION

CHAIRMAN

SECRETARY

CANYON COUNTY COMMISSIONERS

Accepted and Approved this 19 day of July 1973 by the board of Commissioners of Canyon County, Idaho.

CHAIRMAN

WALTER FRY By
CLERK Hilda Stewart, Deputy

COUNTY COMMISSIONERS CANYON COUNTY, IDAHO

BACK

BOOK 13 PAGE 3

Exhibit D:

EXHIBIT D

Site Visit Photos: November 21, 2025

Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

Site Photos:
Taken November 21, 2025



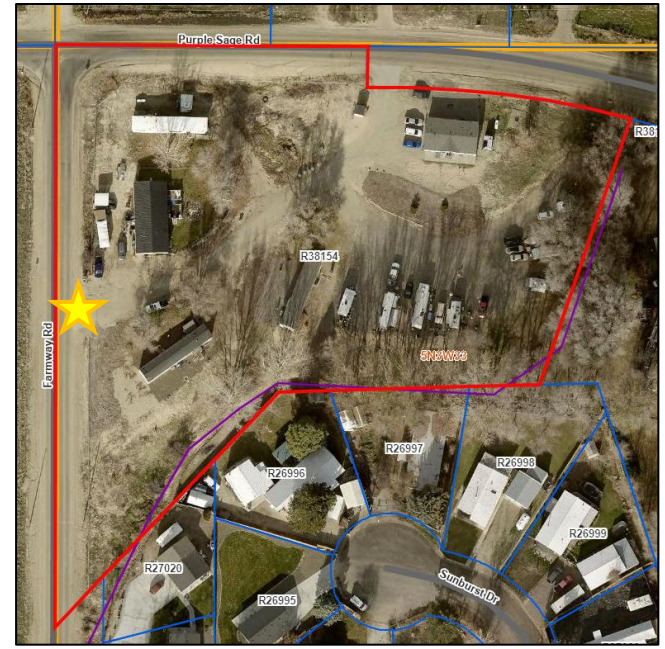











Purple Sage Rd
R38154
Farmway Rd
R26997
R26998
R26996
R26999
R27020
R26995
Sunburst Dr






Purple Sage Rd
Parmway Rd
R38154
R26997
R26998
R26996
R26999
R27020
R26995
Sunburst Dr











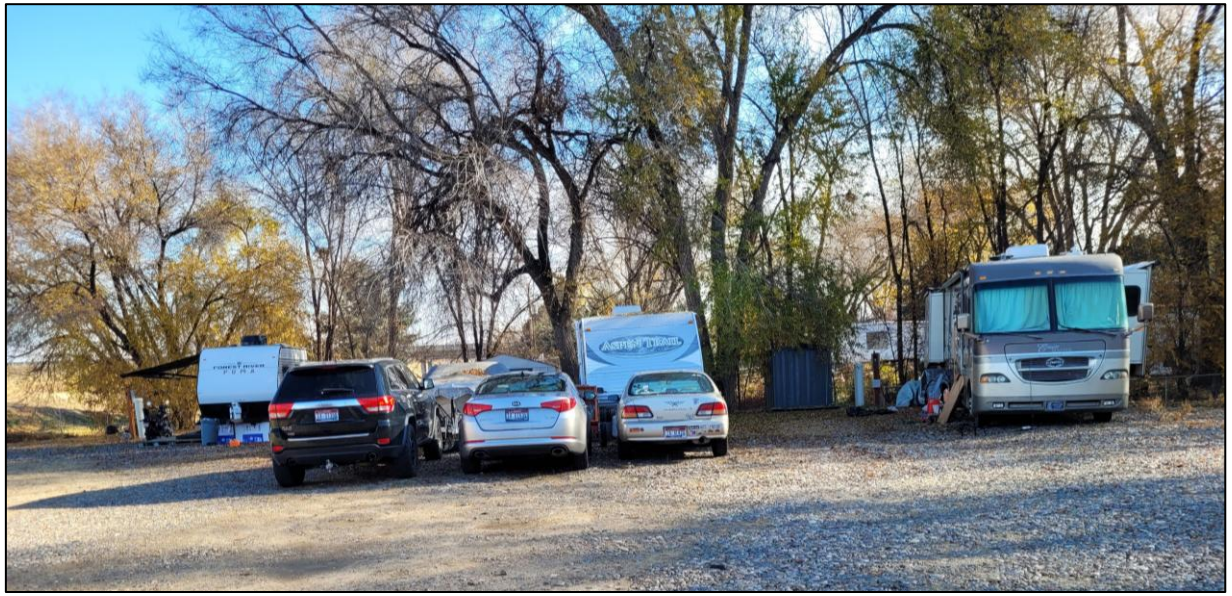


Photos of on-site RVs





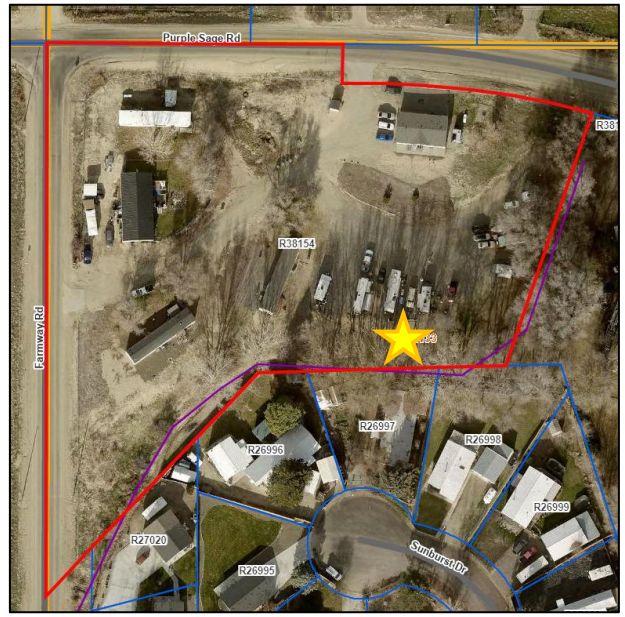


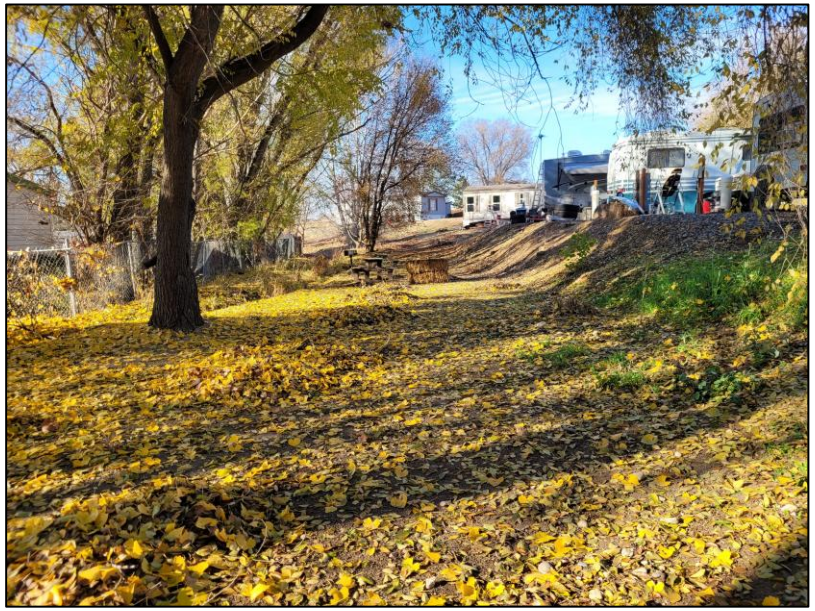


Photos of on-site RVs





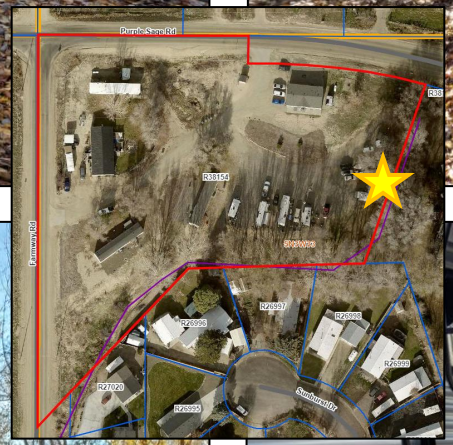

Purple Sage Rd
Farmway Rd
R38154
R26996
R26997
R26998
R26999
R27020
R26995
Sunburst Dr










Purple Sage Rd
Fairway Rd
R38145
R27020
R26998
R26997
R26993
Shadow Hill Dr


ASPEN TRAIL


PUMA
CAMPING EDITION

Exhibit E:

EXHIBIT E

Agency Comments Received by: June 8, 2026

Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

Exhibit E1:

Archived: Wednesday, June 3, 2026 4:06:21 PM
From: Anthony Lee
Mail received time: Wed, 27 Aug 2025 12:57:33
Sent: Wed, 27 Aug 2025 18:57:14
To: Amber Lewter Amber Lewter
Subject: [External] RE: Agency Notice CU2025-0016 / Olson
Importance: Normal
Sensitivity: None
Attachments:
24938 Farmway Rd - Space 4 - Final.pdf 24938 Farmway Rd - #13401.pdf

---

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **This project did not require a Nutrient Pathogen Study**
2. Will adequate sanitary systems be provided to accommodate the use? **A new subsurface sewage disposal system was installed and approved for 4 of RV's on 10/17/2022 and the remaining 4 RVs are on an existing septic capable of accommodating its use. (see attached permit and final-as built drawing).**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH
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, August 22, 2025 10:52 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; '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>; '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>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; '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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>;

Expansion Individual Sewage Permit — Subsurface Sewage Disposal

Exhibit E1.1:

Southwest District Health
13307 Miami Ln
Caldwell ID 83607
United States

Permit #: #: 013401
Date: 10/03/2022
Parcel #: R38154000

Applicants Name:
Land Owner Name: David J Olsen
Property Address: 24938 Farmway Rd, Space 4
Caldwell ID 83607

Legal Description **Township:** 5N **Range:** 3W **Section:** 33

Subdivision: **Lot:** **Block:** **Size (acres):** 3.34

Type of Installation:	Type of System: Gravel Drainfield	Water Supply:	Water Source:
Individual System Permit - Expand	Additional System Type:	Shared	Well
Basic	Optional System Type:		

Conditions of Approval

- 125GPD/RV=4*125GPD=500GPD/1.0GDP/ft2=500 square feet required with the existing drainfield at 288 square feet.
  Minimum 6 feet wide by 36 long trench is required for expansion.
  Distribution box is required.
  This drainfield is for 4 RV's connected to a 1000 gallon septic tank.
  This lot is on a shared well that must be a minimum of 100 feet to drainfield(s).
  Drainfield MUST be a minimum of 50 feet from irrigation canal.
- Install no deeper than 48 inches.
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Call SWDH for trench inspection before gravel or sand is placed into the trench(s).
- Confirm all surrounding well locations.
- Changes to structure floorplans must be submitted to SWDH prior to septic installation.
- Modifications to an approved plot plan must be submitted prior to septic system installation.
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Follow install per approved proposed plot plan

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms:	4 RV's	Bedroom(s)
Design Flow:	500	Gallons Per Day
Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): A-2a / 1.0 Adjusted Loading Rate:		
The minimum septic tank capacity is:	1000	Gallons
The minimum effective drainfield absorption area is:	500	Square Feet
The drainfield can be no closer to permanent/ intermittent surface water than:	300	Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By: Anthony Lee 10/03/2022

Anthony Lee

Permit Issue Date:

PERMIT EXPIRES TWO YEARS FROM DATE OF ISSUE

FINAL/AS-BUILT - Subsurface Sewage Disposal

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH
13307 Miami Lane
Caldwell, Idaho 83607
(208) 455-5300

Permit #: 013401
Date Rcvd: 10/17/2022
Parcel #: R38154000

Applicant's Name: David J Olsen
Owners Name: David J Olsen
Property Address: 24938 Farmway Rd, Space 4 Caldwell ID 83607

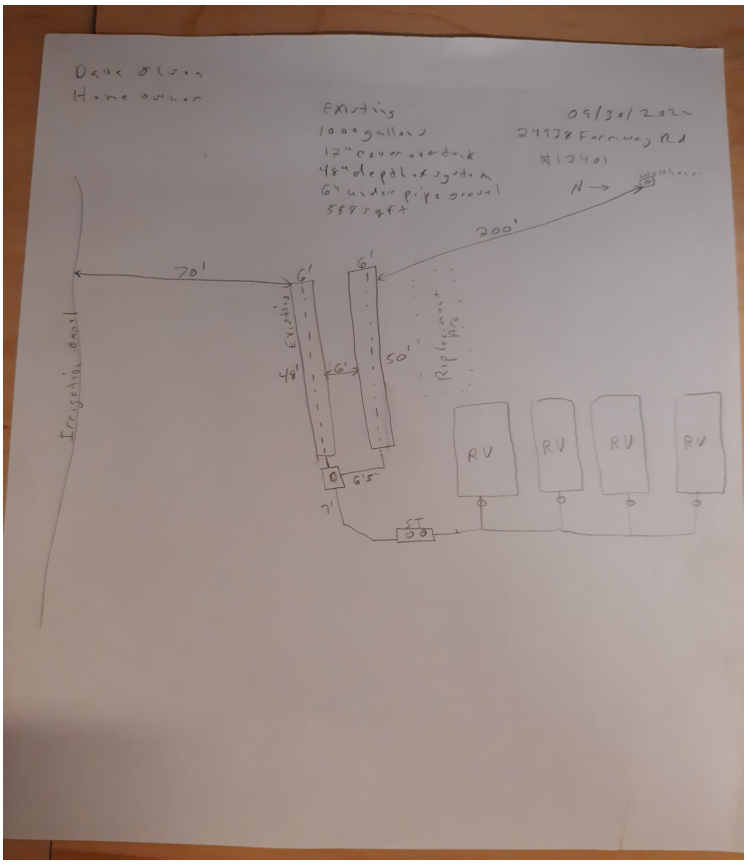
EHS: Anthony Lee

Legal Description: Township: 5N Range: 3W Section: 33

Size (Acres): 3.34

Notes/ Conditions of Approval:

Maximum number of RV's is 4 per drainfield.



System Type: Gravel Drainfield	Gravel (Yards): 21.78
System Mfg: N/A	Sand (Yards): N/A
Septic/ Trash Tank (Gal): 1000	Installation Depth (Inches): 48
Septic/ Trash Tank Mfr: Existing	Date Installed: 09-30-2022
Depth to Tank Lid (inches): 12	Rock Under Pipe (Inches): 6
Standpipe/ Riser (inches): N/A	Riser Longitude: Existing
Pump Tank (gallons): N/A	Riser Latitude: Existing
Pump Tank (Mfg): N/A	Well Installed ☑ Yes ☐ No
Drainfield Width (Ft): 98	Distance to Tank Ft): 50+
Drainfield Length (Ft): 6	Distance to Drainfield (Ft): 200
Drainfield Area Installed (Sq. Ft.): 588	Valve: ☐ Yes ☑ No
Effective Area (Sq. Ft.): 588	Dist-Box: ☑ Yes ☐ No
	Drop-Box: ☐ Yes ☑ No

Technical Allowance Granted: ☐ Yes ☑ No

Comments:

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Installer Name: Dave Olsen (Homeowner)
Installer Number: (208) 863-3652

Signature: Unavailable
Date: 10/17/2022

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.

OFFICIAL USE ONLY

☑ As-Built provided by EHS

☐ As-Built provided by Installer

Anthony Lee
EHS Final Inspection Signature

035 — EHS Code

10/17/2022 — Date

Exhibit E1.2:

Archived: Wednesday, June 3, 2026 4:10:58 PM
From: Anthony Lee
Mail received time: Mon, 5 Jan 2026 16:49:40
Sent: Mon, 5 Jan 2026 16:49:24
To: Amber Lewter
Cc: Mitch Kiester
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson
Importance: Normal
Sensitivity: None

Hi Amber,

After discussion with Chris and based on the assumption of two-bedroom mobile homes and two residents per RV (26 ppl), the proposal triggers requirements to become a Public Water System.

Chris Ababon can be reached at (208) 455-5409 for questions regarding public water.

Thank you,

SOUTHWEST DISTRICT HEALTH
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: Anthony Lee
Sent: Tuesday, December 30, 2025 1:14 PM
To: 'Amber Lewter' <Amber.Lewter@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

Hi Amber,

I wanted to inform you that I will need to defer to Chris Ababon, our Public Water Senior, regarding the potential for this mobile home park to become a Public Water System. He is scheduled to return to the office next week.

Thank you,

SOUTHWEST DISTRICT HEALTH
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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, December 18, 2025 10:13 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

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,

Thank you for taking a second look at this one. I want to note that there are significant slopes in this area, as well as it being a nitrate priority area. If you would like to discuss the concerns I have over the phone, we can certainly do that. Otherwise, I look forward to hearing from you.

Thank you,

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

Direct Line: 208-454-6631
Email: amber.lewter@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
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: Wednesday, December 17, 2025 4:47 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

Hi Amber,

When I get back into the office on Friday, I will review this in more detail.

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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, December 17, 2025 2:00 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

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 have a couple of follow-up questions on this application. If approved, the property would have 5 mobile homes and 8 RVs. Do you know where the drain fields are for the septic tanks? Are there any concerns about not having a public water system? Any concerns for contamination to the neighboring properties?

Thank you,

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

Direct Line: 208-454-6631
Email: amber.lewter@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

Exhibit E2:

J·U·B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

March 27, 2024

UPDATED Response August 28, 2025 (included below in red)

Canyon County Development Services Department
Attn: Amber Lewter
Attn: Daniel Lister
Daniel.Lister@canyoncounty.id.gov
111 North 11th Ave., Ste. 310
Caldwell, ID 83605

RE: **CASE NO. CU2022-0035 & CU2025-0016**

To whom it may concern:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application for Case No. CU2022-0035, dated 02/29/2024, for the property located at 24938 Farmway Rd, Caldwell, Idaho, for the subject parcel, R38154, submitted to NPHD on 02/29/2024.

Farmway Road & Purple Sage Road from the subject parcel are under the jurisdiction of the Notus Parma Highway District No.2. Legal access currently exists for the subject property located on the south side of Purple Sage Rd and east side of Farmway Rd. Existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards.

If any future undue interference occurs with future traffic patterns created by this request, the NPHD reserves the right to provide amended comments/conditions of approval when additional information becomes available.

No additional comments or conditions

Respectfully,

J-U-B ENGINEERS, Inc.

Timothy Blair, P.E. (ID, OR)
Area Manager, Meridian Idaho

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson

Exhibit E3:

Archived: Wednesday, June 3, 2026 4:06:55 PM
From: Madelyn Vander Veen
Mail received time: Tue, 2 Sep 2025 12:02:06
Sent: Tue, 2 Sep 2025 12:02:06
To: Amber Lewter
Subject: Agency Notice CU2025-0016 / Olson
Importance: Normal
Sensitivity: None
Attachments:
GIS_Address Request_Application.pdf

Hello Amber,

If approved, addresses will need to be assigned accordingly, including possible address changes for the existing manufactured homes. Addresses must be requested by submitting the address request form (see attached). A site plan clearly showing each RV spot, manufactured home, and the property's access points is necessary. Once addresses are assigned, they must be posted per county code 06-05-05(4).

Thanks,

Madelyn Vander Veen
GIS Analyst, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:
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.

ADDRESS REQUEST APPLICATION

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

Addressing Ordinance § 06-05-17(2): *The owner and/or occupants of every dwelling and business shall place or install or allow to be installed in a position visible from the street, address numbers as hereinafter directed. The general requirements for addressing are as follows: A. Only one number shall be assigned to each business use or dwelling unit; B. All addresses shall be assigned based on the location of the structure in relation to the street it fronts; C. All addresses located on the north and east sides of the streets shall be even numbers; all addresses located on the south and west sides of the streets shall be odd numbers. These requirements may be varied in the case of winding streets or circles. When a street has been determined to be running in predominately one direction, the numbering may continue as determined by the Director of Development Services.*

I am requesting to be assigned: _____ A NEW ADDRESS _____ CHANGE MY ADDRESS

Property Parcel/Account Number: _____

Property Site Address (if Applicable): _____

Owner/Applicant(s): _____ Phone: _____
Please Print Name

_____
Current Street Address City/State Zip

Email Address: _____

NOTE: This Address Request is a one-time address assignment and cannot be undone unless the Development Services Director foresees that the change will create confusion or hinders emergency personnel. Any changes to the site address will be forwarded to the County Assessor, Sheriff's Office, applicable post office and some utility service companies. It is the Owner/Applicant's responsibility to place new address numbers or replace old address numbers on the property, mailbox and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance § 06-05-19. The address or address change should reflect within six (6) weeks of the date on Canyon County Issuance of Certificate of Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Please state reason/purpose of address request/change: _____

_____

There is a fee of _____$75_____for each requested address.

Signed: _____ Date: _____
Owner/Applicant

DEPARTMENT USE ONLY

Confirm Parcel Number: _____

Address Request: ☐ Approved ☐ Denied

Approved New Address: _____

Application Accepted by: _____ Date: _____
DSD Staff Member Signature

Revised 4/15/25

Exhibit E4:

Archived: Wednesday, June 3, 2026 4:07:05 PM
From: Caitlin Ross
Mail received time: Wed, 3 Sep 2025 12:37:23
Sent: Wed, 3 Sep 2025 12:37:23
To: Amber Lewter
Cc: 'D3Development.services@itd.idaho.gov'
Subject: FW: [External] RE: Agency Notice CU2025-0016 / Olson
Importance: Normal
Sensitivity: None

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, September 3, 2025 11:15 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0016 / Olson

Hello,

After careful review of the transmittal submitted to ITD on August 22, 2025 regarding, CU2025-0016/Olson, the Department has no comments or concerns to make at this time. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, August 22, 2025 10:52 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; '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>; '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>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Exhibit E5:

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

September 8, 2025

Amber Lewter, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
amber.lewter@canyoncounty.id.gov

Subject: Agency Notice CU2025-0016 / Olsonp

Dear Ms. Lewter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Exhibit E6:

Archived: Wednesday, June 3, 2026 4:16:15 PM
From: Victor Islas
Mail received time: Tue, 30 Dec 2025 21:00:26
Sent: Tue, 30 Dec 2025 20:59:58
To: Amber Lewter
Subject: [External] FD Comments for Case CU2025-0016
Importance: Normal
Sensitivity: None
Attachments:
FD Response Map CU2025-0016.pdf

Star Middleton Rural Fire District Office of the Fire Marshal has reviewed the documents for CU2025-0016 (24938 Farmway Rd. Caldwell, Idaho) our comments are below.

1. Will essential services be provided to accommodate requested use.
    a. This property will be serviced by the Middleton Rural Fire District
2. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use?
    a. No as this property as is has been in place for a number of years.
3. Are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
    a. No
4. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
    a. The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, Idaho
    b. Station 53 is approximately 6.5 miles from the property, with an estimated travel time of 10 minutes under optimal driving conditions.
    c. This project is outside of the Fire District 5-minute response time service goal area.
        i. Future station – Station 54 located at 26476 Harvey Rd., Caldwell Idaho will be the primary station once operational.
        ii. Station 54 will be 3.5 miles away from the development with an estimated travel time of 5 minutes under optimal driving conditions.
        iii. Due to current funding limitations, Station 54 is not scheduled to be operational until a permanent and sustainable funding source is secured. Once funded and placed into service, Station 54 will significantly improve emergency response times to this area and enhance overall service reliability for the surrounding community.
    d. Service Maps attached for reference.

5. Additional

    a. Currently the structures on the property do not meet the code for building identification (Addressing)

        i. Building Identification/Address numbers shall be a minimum of six (6) inches in height with a minimum stroke of half (1/2) inch and in a contrasting color.

        ii. RV Spaces shall have a post for each space with minimum of six (6) inches in height with a minimum stroke of half (1/2) inch and in a contrasting color.

    b. The property must maintain proper fire department access as required by the International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
    c. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

Please let me know if you have any questions.
DC Islas

Victor Islas
Deputy Chief | **Middleton Rural Fire District & Star Fire Protection District**
P: (208) 286-7772 **M:** (208) 860-1078
E: vislas@midstarfire.org **W:** linktr.ee/dcmidstarfd
A: 11665 W. State St. Suite B, Star, ID 83669

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PUBLIC RECORD NOTICE: All communications transmitted within the Middleton Rural Fire District and Star Fire Protection District (midstarfire.org) E-mail system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Friday, December 19, 2025 4:31 PM
To: Victor Islas <vislas@midstarfire.org>; Permits <permits@midstarfire.org>
Subject: Case CU2025-0016

Hello,

An agency notice was sent for case CU2025-0016 for parcel R38154, 24938 Farmway Rd, Caldwell. I didn't get a response. I was hoping you could have a look at the request. If the request is approved, there would be 5 mobile homes and 8 RVs located on the property. The RVs are located in the southeast quadrant of the subject property. The location is on a decline, and I am concerned about turnaround capability in the case of an emergency. Please review and send me any comments.

Thank you,

MIDDLETON RURAL FIRE DISTRICT

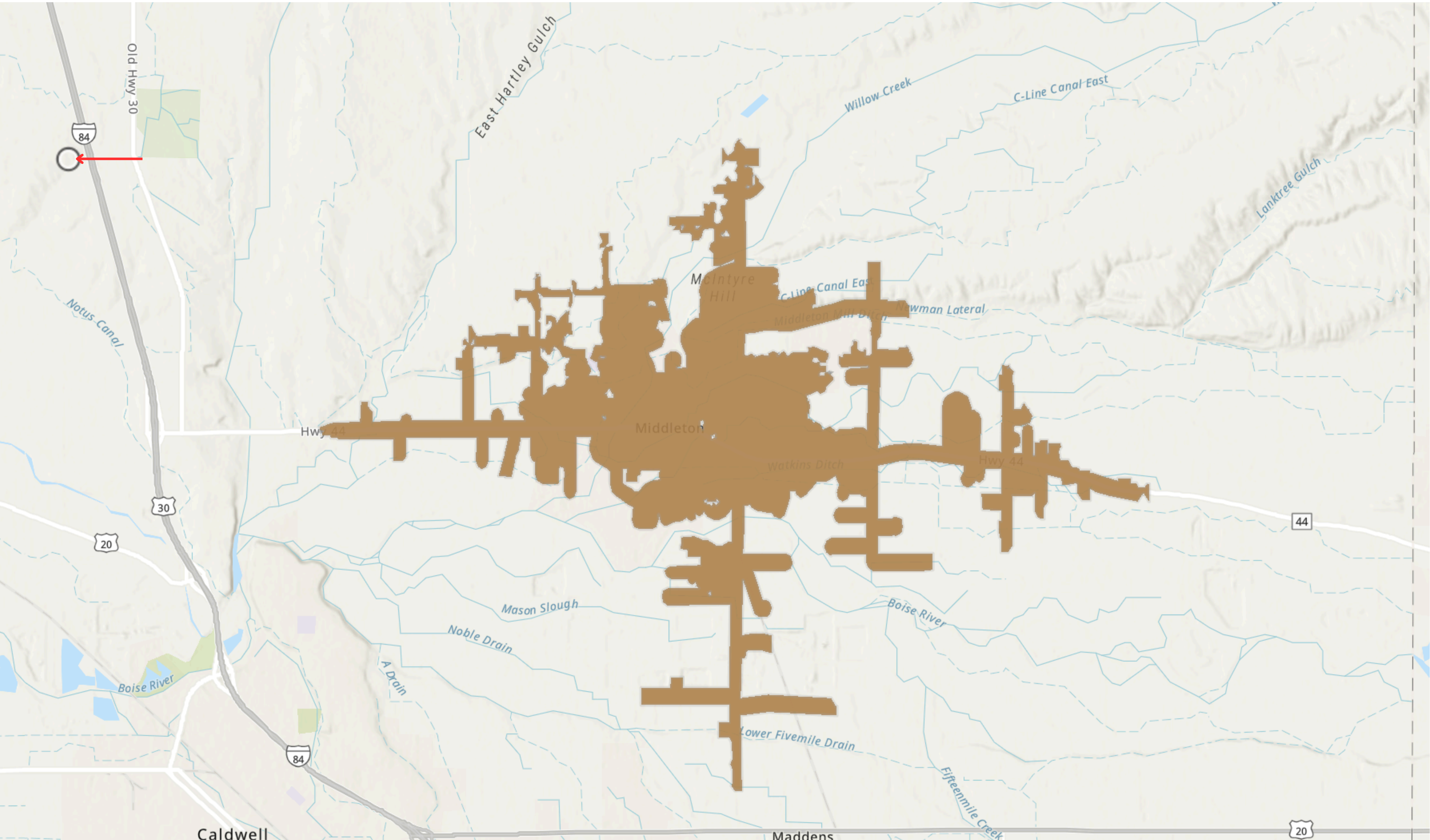
STATION 53 SERVICE MAP 5 MINUTE RESPONSE TIME

CURRENT RESPONSE

PROJECT LOCATION: 24938 Farmway Rd., Caldwell, ID
Parcel Number: R38154

BY: VICTOR ISLAS, DEPUTY CHIEF 12/22/2025

N



MIDDLETON RURAL FIRE DISTRICT

FUTURE STATION 54 SERVICE MAP 5 MINUTE RESPONSE TIME

PROJECT LOCATION: 24938 Farmway Rd., Caldwell, ID
Parcel Number: R38154

BY: VICTOR ISLAS, DEPUTY CHIEF 12/22/2025

FUTURE RESPONSE

N

Due to current funding limitations, Station 54 is not scheduled to be operational until a permanent and sustainable funding source is secured. Once funded and placed into service, Station 54 will significantly improve emergency response times to this area and enhance overall service reliability for the surrounding community.

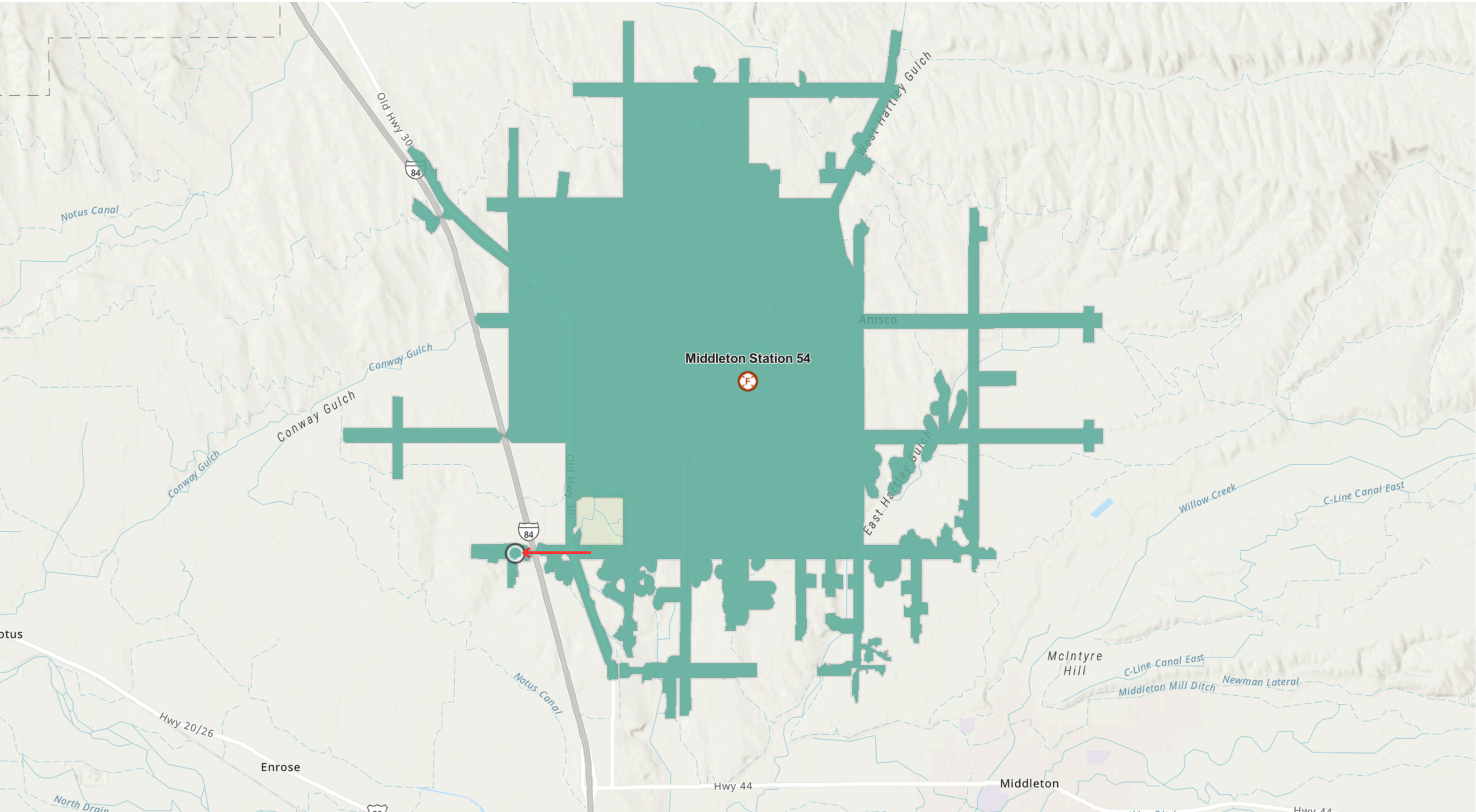


Exhibit E7:

Development Services Department

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

▪ Engineering Division ▪

January 6, 2026
RE: Engineering Review of Conditional Use Permit (CUP) – Case No. CU2025-0016

Dear Amber,

The Engineering Division has reviewed the Conditional Use Permit (CUP) application for Case No. CU2025-0016, which proposes the establishment of an RV Park on the above-referenced property. The following comments and conditions are provided for consideration.

The subject property is located within the Agricultural (A) zoning district. The site is not located within a FEMA-designated floodplain or floodway, and no mapped Special Flood Hazard Area (SFHA) is present, as noted in the application materials.

Conditions of Approval for CU2025-0016:

- Portions of the site are reported to contain slopes approaching 15%. While such slopes are not prohibited, RV pads, parking areas, and circulation routes shall not be constructed on unmodified slopes of this magnitude.
- Individual RV pads shall be graded to provide a relatively level surface suitable for RV parking and stabilization, generally not exceeding the minimum slopes necessary for drainage.
- A Grading Plan prepared by an Idaho-licensed professional engineer shall be submitted with any Development Permit or Building Permit application.
- Grading shall be designed to minimize cut and fill, preserve site stability, and prevent erosion or adverse impacts to adjacent properties.
- Legal access to the property from Farmway Road shall be confirmed prior to the issuance of any development or building permits.
- Any new or modified access to Farmway Road shall require approval from the applicable highway district prior to construction.
- Internal private roads serving RV spaces shall be designed to accommodate emergency vehicle access and RV maneuverability.
- Road grades shall be minimized to the extent practicable. Sustained grades exceeding approximately 8–10% may require additional engineering justification and approval by the Canyon County Development Services Department – Engineering Division. Any

driveway or access connection to Farmway Road shall require approval from the applicable Highway District. Road designs shall also be subject to review and approval by the local Fire District to ensure adequate emergency access.

- Because the property is located within a Nitrates Priority Area (NPA), all proposed onsite wastewater disposal systems shall comply with Idaho Department of Environmental Quality (DEQ) and Southwest District Health (SWDH) requirements. Prior to issuance of any development or building permits, the applicant shall provide written approval from SWDH and, if required, DEQ, including any nitrate loading analysis or enhanced treatment requirements necessary to protect groundwater quality.

The Engineering Division has no objection to the proposed Conditional Use Permit for the RV Park, provided that the above conditions are incorporated into the approval and that all future development complies with applicable Canyon County engineering, grading, drainage, and access requirements.

Sincerely,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services
P(208) 454-7459
F(208) 454-6633
E: dalia.alnajjar@canyoncounty.id.gov

Exhibit E8:

Archived: Wednesday, June 3, 2026 4:07:26 PM
From: Eric Arthur
Sent: Tuesday, June 2, 2026 3:45:30 PM
To: Amber Lewter
Subject: RE: CU2025-0016 Condition Question
Importance: Normal
Sensitivity: None

This would be practically impossible to enforce, as the property owner or renter is not be required to provide us with a rental agreement. Further, we would not be able to determine if a new rental agreement was implemented on the 179th day to another occupant of the RV. For example; John Smith signs an original agreement limiting stay for 179 days then on the 180th day a new agreement is signed by Jane Smith thus allowing the same RV to stay on site for almost a year. Additionally, we do not have the staff to inspect a property to ensure an RV left the premises for any significant amount of time, and starting the 180 day time limitation over.

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, June 2, 2026 3:33 PM
To: Eric Arthur <Eric.Arthur@canyoncounty.id.gov>
Subject: CU2025-0016 Condition Question

Hi Eric,

Can you tell me the enforceability of a condition that specifies that no person, party, or organization shall be permitted to camp for more than 180 days within a calendar year even if a rental agreement is in place?

Sincerely,

Amber Lewter
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave. Suite 310, Caldwell, ID 83605

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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Exhibit F:

EXHIBIT F

Public Comments Received by: June 8, 2026

Planning & Zoning Commission

Case #: CU2025-0016

Hearing Date: June 18, 2026

Exhibit F1:

RECEIVED
MAY 26 2026
RECEIVED

May 19, 2026

To: Canyon Co. Development Services Department

I received a notice of public hearing concerning case number CU2025-0016 (David Olsen) requesting a Conditional Use Permit for an RV park at 24938 Farmway Rd., Caldwell. As Mr. Olsen already has RVs on this property, I'm not completely clear as to whether this is for the existing spaces, or if he plans to take out more mobile homes and make more RV spaces. I am in opposition to the existing RV spaces as well as any new spaces. I live directly beneath his property at the bottom of the hill and have full view of several of his RV spaces. They are an eye-sore and are very cluttered most of the time. His mobile homes create enough issues as he rents them and his tennants are unconcerned due to not owning the property. The RV spaces also run along the drain ditch between his property and ours and have become a source of issue when irrigation water runs through the ditch. The trash (household trash and debris) comes down through his property, past ours and clogs the pipe under Farmway Road. This backs water up into our property flooding sheds. I've repeatedly commented to Mr. Olsen that his poplar trees and trash from his tennants are creating a problem, but he does nothing to fix it. His poplar trees grow along the ditch and are not maintained in any way. They are growing roots all the way to the front of our property. I fear our septic system is in jeopardy, not to mention the large limbs and tons of debris I have to clean up anytime the wind blows. Again, he is disinterested.

Another issue for me is that since he's "developed" this parcel, our water quality in this area has become so bad that our community has had to resort to reverse osmosis filters. I lived here 17 years before his arrival and we had the best water around. I was opposed to this project when he applied for his first hearing. Unfortunately my husband talked me into signing off on it, and I've had nothing but regret since. We are an older mobile home community so our property values aren't high, but his property and what he's doing with it is definitely not doing our values any favors. He does not care because he doesn't have to live here and experience it like we do.

Again, I'm not in complete understanding exactly what this request is for, but I stand in opposition of the current RV spaces as well as any new RV spaces on this parcel.

Thank You For Your Time,

Vicky Combs 24942 Sunburst Drive Caldwell, ID 83607