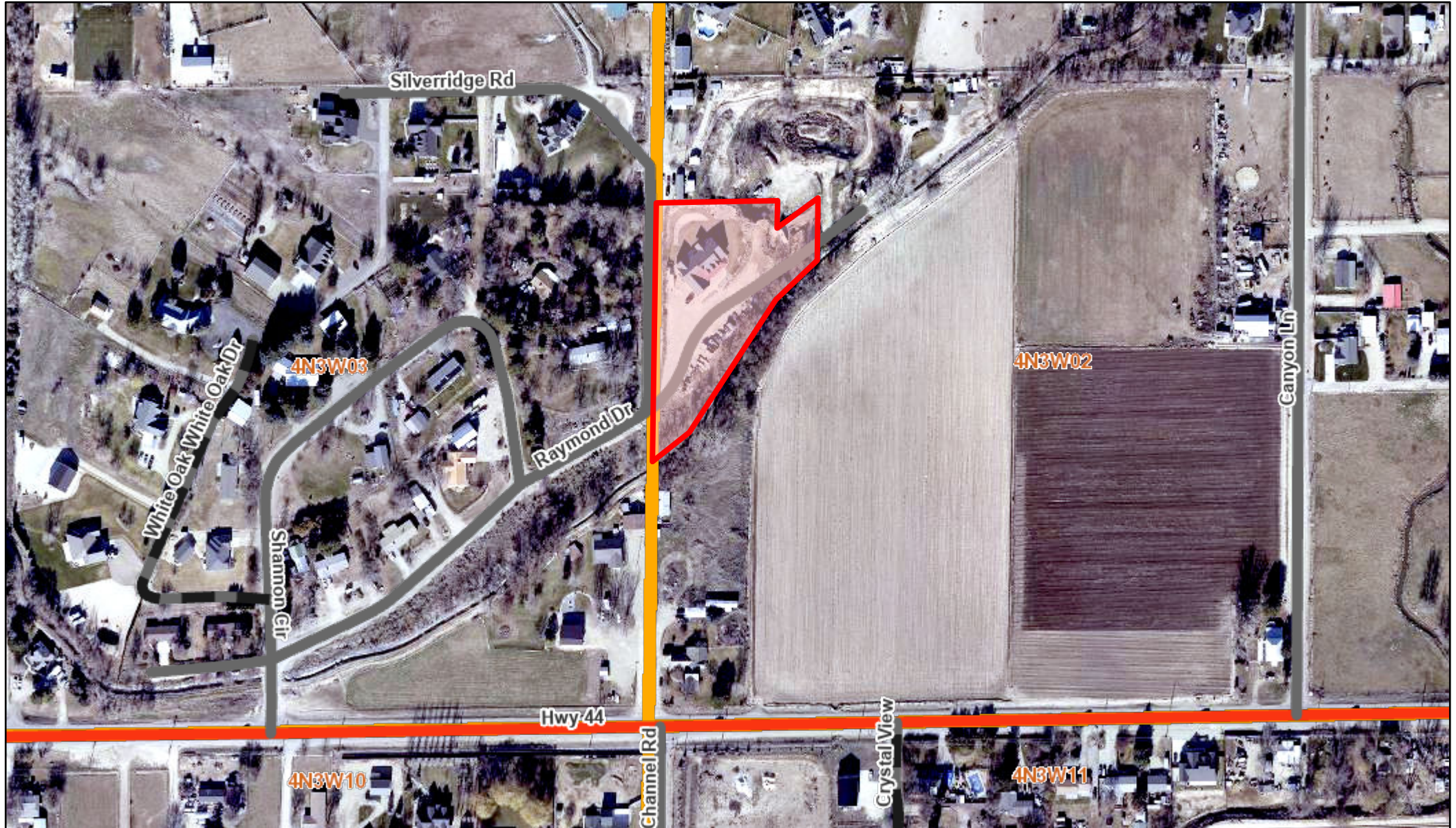
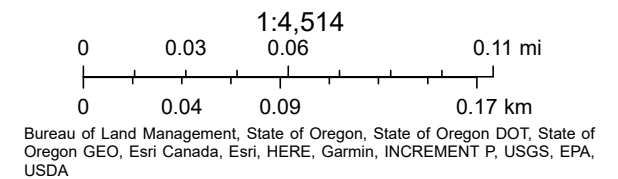


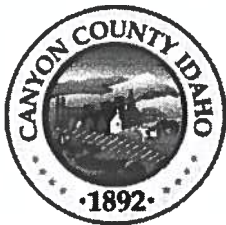
Canyon County, ID Web Map



10/7/2025, 12:10:13 PM

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





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Rick/Wendy Toll	
	MAILING ADDRESS: 13944 Raymond Dr, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Wendy Toll</u>		Date: <u>10/7/25</u>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 13944 Raymond Dr, Caldwell, ID 83607	
	PARCEL NUMBER: 34457011 0	
	PARCEL SIZE: 2.48 acres	
	REQUESTED USE: Conditional Use	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2025-0025</u>	DATE RECEIVED:	<u>10/7/25</u>
RECEIVED BY:	<u>[Signature]</u>	APPLICATION FEE:	<u>1600.00</u> CK MO CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

RECEIVED
OCT 07 2025

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

By: HA

Description	Applicant	Staff
Master Application completed and signed		
Letter of Intent (see standards on next page)		
Site Plan (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property		
Fee: ~~\$900.00~~ \$000.00 (CUP Modification)		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

old



FEE SCHEDULE

DEVELOPMENT SERVICES DEPARTMENT

GENERAL SERVICES APPLICATIONS AND PERMITS:

Property Specific Zoning Inquiry.....	\$75.00
Entitlement Status, per parcel (deposit only, additional surveyor & title report fees may apply).....	\$150.00
Property Specific Consultation Meeting with Planner.....	\$50.00
County Surveyor, if required (per hour).....	\$150.00
Completeness Review (per review, after 2).....	\$75.00
Certificate of Zoning Compliance.....	\$100.00
Agricultural Exempt Permit.....	\$135.00
Floodplain Development Permit (engineering fees may also apply).....	\$150.00
Appeal to the Board of County Commissioners.....	\$750.00
Board of County Commissioners Remand back to Planning & Zoning Commission.....	\$750.00
Agricultural Protection Area Designation.....	\$1400.00

NOTIFICATION:

Administrative Level Cases Notification.....	\$100.00
Public Hearing Level Cases Notification (1 hearing)	\$350.00
Public Hearing Level Cases Notification (2 hearings).....	\$600.00
Re-notification (per hearing).....	\$350.00

GEOGRAPHIC INFORMATION SYSTEMS (GIS):

Case Mapping (Fee per case set).....	\$50.00
Addressing.....	\$75.00
External Map Request (Per hour).....	\$50.00

ADMINISTRATIVE LEVEL APPLICATIONS:

**May require entitlement verification if not previously completed*

Type "A"\$425.00

Assisted Care Facility
Bed & Breakfast w/employees
Day Care Facility
Firewood Sales
Home Business
Quasi-Public Use
Signs (when exceeding height/size requirement)
Variance (33% or less)
Property Boundary Adjustment
Temporary Residence Permit
Frontage, Easement and/or Lot Reduction
Road Name Change

Type "B"\$775.00

Administrative Land Division
Relocation of Building Permit
Non-viable Agricultural Division
Simple Changes to a Recorded Plat
Mineral Extraction (Short Term)
Private Road

Public Service Agency Telecommunication Facilities exceeding 75'
Utility Facility
Winery/Brewery/ Distillery

PUBLIC HEARING APPLICATIONS

**May require entitlement research if not previously completed*

PLANNING:

Conditional Use Permit (CUP) / Conditional Use Permit Modification.....	\$1200.00
Conditional Use Permit Gravel Extraction.....	\$2400.00
Comprehensive Plan Map Amendment.....	\$3200.00
Rezone (or Conditional Rezone).....	\$1250.00
+ if > 10 acres, \$ per acre.....	\$40.00
Development Agreement (DA) (*add to any Rezone with conditions; includes <1 hour County legal time).....	\$500.00
County Legal time < 1 hour.....	actual cost
Time Extension for CUP or Development Agreement.....	\$750.00
Variance Greater than 35%.....	\$950.00
Zoning Ordinance Text Amendment.....	\$4600.00
Comprehensive Plan Text Amendment.....	\$4600.00
Planned Unit Development.....	BOCC Resolution Required
Solar or Wind Farm Development.....	BOCC Resolution Required
Plat Vacation.....	\$600.00
Short Plat (No improvements required).....	\$1000.00
+Conformity Review with Development Agreement (if applicable).....	\$125.00
Preliminary Plat.....	\$1550.00
+ per lot fee if >29 lots.....	\$20.00
+Conformity Review with Development Agreement (if applicable).....	\$250.00
Final Plat.....	\$700.00
+ per lot fee if >29 lots.....	\$20.00
+Conformity Review with Development Agreement (if applicable).....	\$125.00
Minor Replats or Amendments.....	\$500.00

ENGINEERING:

Contract / External Engineering Services (per hour).....	actual cost
Preliminary Plat.....	\$900.00
+ per lot fee	\$20.00
+ Area of City Impact Review (if applicable).....	\$200.00
Final Plat.....	\$500.00
+ per lot fee	\$20.00
+ Area of City Impact Review (if applicable).....	\$200.00
Short Plat(when no improvements are required).....	\$600.00
+ per lot fee	\$20.00
+ Area of City Impact Review (if applicable).....	\$200.00
Plat Vacation.....	\$900.00
Plat re-review (per review, after 2).....	\$600.00
Minor replats and Amendments.....	\$400.00
Floodplain specialized engineering review (per hour).....	\$175.00
Private Road Review.....	\$400.00
Hillside Review.....	\$325.00
Grading/Drainage Review	
\$200.00 for no engineered drainage facility	
\$500.00 for 1 engineered drainage facility	
Additional drainage facilities > 1; \$115.00 per facility	

Resolution Number: 25-011 Adopted On: 1/30/25 Effective On: 3/28/25

CODE ENFORCEMENT:

Administrative Fee for Re-inspections (Per Inspection, After two).....	\$50.00
Administrative Fee for Filing Certificate of Non-Compliance.....	\$500.00
Administrative Fee for Contracted Abatements.....	\$750.00

PRINTED DOCUMENTS:

Printed Comprehensive Plan.....	\$20.00
Printed Zoning Ordinance.....	\$20.00
Printing of Maps 18 x 24 (per page).....	\$4.00
Printing of Maps 24 x 36 (per page).....	\$6.00

NOTES

1. *Fees are additive based on services provided and application type. A case may require multiple fees, including but not limited to, case specific entitlement verification, planning, engineering, notification, and GIS.*
2. *Fees will not be reduced based on number of applications submitted.*
3. *Fees do not include the following, when required, which the applicant is required to pay after costs are determined:*
 - a. *Bonding for improvements*
 - b. *Actual expenses incurred for contracted engineering review and/or inspections (plat/plan review, improvement inspections, etc.)*
 - c. *County surveyor time*
 - d. *County legal time in excess of 1 hour, if case specific*
4. ***Refund Policy:** Up to 75% of unused fees will be refunded if requested within seven (7) days of application acceptance. No refunds will be given if request is after seven (7) days of application acceptance.*
5. ***Fee Waivers:** An applicant may request, in writing, a fee waiver in accordance with §07-04-05 of CCZO.*
6. *Applications requiring fees not specifically listed above will be calculated at the discretion of the Director based upon the most comparable fee established in this resolution.*

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: Just applying for conditional use to park construction equipment

☐ How many Individual Domestic Wells are proposed? _____

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

☒ N/A – Explain why this is not applicable: Just applying for conditional use to park construction equipment

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☐ None

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

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

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

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

Type: _____ Height: _____

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

☐ Other: _____

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

Irrigation ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Park Construction Equipment

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

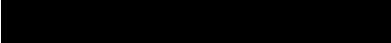
☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Rick/Wendy Toll
Toll Excavation & Septic LLC
13944 Raymond Dr
Caldwell, ID 83607



September 10, 2025

Canyon County Development Services
111 North 11th Ave #310
Caldwell, ID 83605

Subject: Letter of Intent and Justification for Conditional Use Permit
Dwelling Unit at 13944 Raymond Dr, Caldwell, ID 83607

Dear Canyon County Development Services,

This letter is submitted as a required component of my Conditional Use Permit application to have a staging area at my property located at 13944 Raymond Dr, Caldwell, ID, legally described as 02-4N-3W SW TX 18689 IN SWSW- Parcel #R34457011.

1. Project Purpose and Proposed Use

We have a small excavation company that has been in business for 2 years. We have 4 employees who work from 7 am-5 pm (not including overtime), the employees do not come to our house to pick up equipment, we meet at the job site. One of the employees is Rick Toll who is the owner of the property and owner of the business, if a piece of equipment is needed, he will bring it when he goes to work. Very rarely do employees come to our property. We do not have delivery, shipping, products or marketing. The purpose of this project is to park our excavation equipment on our property when they are not at a job site.

2. Consistency with the Comprehensive Plan

We currently have 3 employees and are open from 7 am to 5 pm. The noise level will be minimal, loading/unloading of equipment. We will not impact the air or water quality, nor

will we have deliveries made to this address. We do not need to do any site improvements, nor will we need public or private facilities or public amenities.

3. Impact on the Immediate Vicinity

- Privacy and View: The parking will be at the bottom of a short hill or across the dirt (Private road) from our home. People driving on Silver Ridge will be able to see the equipment if parked across from our house.
- Traffic and Parking: We will have no impact on neighborhood traffic or parking.
- Density: We will not add to the density of the neighborhood. Only putting a few pieces of equipment on our property when not in use.
- Landscaping: We have always kept our property clean and free of weeds and debris.

4. Utility and Infrastructure needs

We will not use, nor will we need, water, sewage, irrigation, stormwater drainage.

5. Our legal access will be from Raymond Dr onto our private dirt road, shared by one other home.

6. There will not be an impact to existing or future traffic patterns, schools, irrigation facilities, emergency services.

7. All excavation work will be conducted off site. Business vehicles will be operable and parked on site, and employees/persons on the premises for parking and business vehicle pickup all will be maintained on site.

We believe this project is a responsible and appropriate use of our property that will have no negative impact on the surrounding neighborhood. We are committed to adhering to all building codes and zoning regulations to ensure the staging area is a safe and beneficial addition to our community.

Sincerely,
Rick/Wendy Toll



Some trailers
& equipment will
be parked here

This area will be equipment
will be parked -

September 11, 2025

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: Friday September 26th, 2025

Time: 6-7:00 pm

Location: 13944 Raymond Dr, Caldwell

Property description: Corner of Raymond Dr and Silver Ridge Road

The project is summarized below:

Site Location: 13944 Raymond Dr, Caldwell

Proposed access: Raymond Dr

Total Acreage: 2.48 Acres

Proposed lots: 0

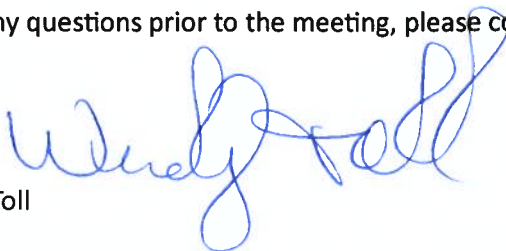
We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have. The reason for this conditional use permit is, that we are requesting to be able to park some of our construction equipment on our property when it is not in use at a jobsite.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement, and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact us at [REDACTED]

Sincerely

Rick/Wendy Toll



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 13944 Raymond Dr	Parcel Number: 34457011 C	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 2.48	Current Zoning: A
Description of the Request: Just applying for conditional use to park construction equipment		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Rick/Wendy Toll		
Company Name:		
Current address: 13944 Raymond Dr		
City: Caldwell	State: ID	ZIP Code: 83607
Phone:	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 9/26/25	MEETING LOCATION: 13944 Raymond Dr, Caldwell	
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Matt Bergquist	<i>Matt Bergquist</i>	13846 Raymond Dr
2. Wes Jones	<i>Wes Jones</i>	14031 Silver Ridge Road
3. Bob Jones	<i>Bob Jones</i>	14038 Shannon Dr
4.		
5.		
6.		
7.		
8.		
9.		

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

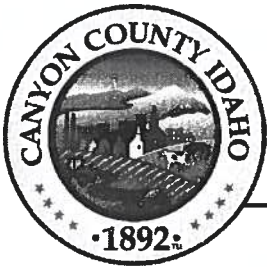
Wendy TOLL

APPLICANT/REPRESENTATIVE (Signature):

Wendy TOLL

DATE:

9/26/25



AGENCY ACKNOWLEDGMENT

Date: 9/9/25
Applicant: Toll Excavation
Parcel Number: 34457011 0
Site Address: 13944 Raymond Dr, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

☒ **Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: 09/12/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

☒ **Fire District:**

☒ Applicant submitted/met for official review.

Date: 9/11/25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

☒ **Highway District:**

☒ Applicant submitted/met for official review.

Date: 9/11/25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

☐ **Irrigation District:**

☐ Applicant submitted/met for official review.

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

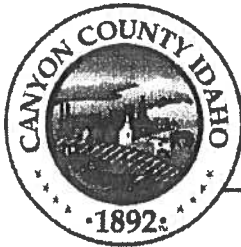
☒ **Area of City Impact:**

☒ Applicant submitted/met for official review.

Date: 9/9/2025 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Toll Extraction

Parcel Number: 34457011 0

Site Address: 13944 Raymond Dr, Gildwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION

☒ **Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

☒ **Fire District:**

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

☒ **Highway District:**

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

☒ **Irrigation District:**

District: Black Canyon Irrigation

☒ Applicant submitted/met for official review.

Date: 9-20-23 Signed: _____

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

☒ **Area of City Impact:**

City: Middleton

☒ Applicant submitted/met for official review.

Date: 9/19/2023 Signed: _____

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

Received by Canyon County Development Services

Date: _____ Signed: _____

Canyon County Development Services

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

Middleton Mill Ditch Co.
P.O. Box 848
Middleton, ID 83644
PH: 986-229-1710
Tammy.middletonirrigation@gmail.com

On Tue, Sep 9, 2025, 3:45 PM Rick Toll <[REDACTED]> wrote:

Hello,

I am applying for a conditional use permit with Canyon County and it requires a signature from Middleton Irrigation Assn/Middleton Mill Ditch Co. How do I go about getting this signature? Do I need to fill out paperwork or do I need to come into there and fill something out?

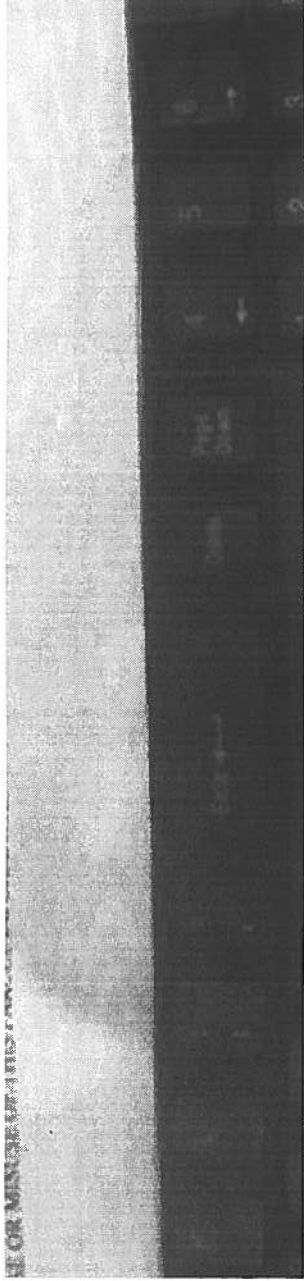
All we are doing is getting a conditional use permit so we can park our excavator and skid steer on our property when they are not at a job site.

Our address is 13944 Raymond Dr, Caldwell.

Thank you.

Wendy Toll

208-941-0644



Wendy.

Sent from my iPhone

On Sep 11, 2025, at 9:08 AM, Tammy Erskine <tammy.middletonirrigation@gmail.com> wrote:

This is under Black Canyon Irrigation, not ours.

Secretary, Tammy Erskine
Middleton Irrigation Association, Inc.
Middleton Mill Ditch Co.
P.O. Box 848
Middleton, ID 83644
PH: 986-229-1710
Tammy.middletonirrigation@gmail.com

On Wed, Sep 10, 2025 at 12:05 PM Tammy Erskine <tammy.middletonirrigation@gmail.com> wrote:

I will look into this and get back to you.

Secretary, Tammy Erskine
Middleton Irrigation Association, Inc.



PAGE: 2.00

ACRES: 2.00

EXEMPTION: Yes

AG-EXEMPT: No

LOCAL DISTRICT: DD2

LEGAL DESCRIPTION: AG / AG

ADJACENT DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: MIDDLETON

LAND USE 2011-2022: COM

Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

UTURE LAND USE 2030: COM

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST; MIDDLETON IRRIGATION

ASSN INC (MIDDLETON MILL DITCH CO

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL:

16027C0213G

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

ITIONAL Classification: PROPOSED COLLECTOR

INSTRUMENT NO. : 2023022105

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 01-4N-3W SW TX 18689 IN SWSW

ATTED SUBDIVISION:

SMALL CITY ZONING:

CITY ZONING TYPE:

DISCLAIMER:

IT REFERS TO THE DESIGNATED FIRM FLOOD AREAS POSSIBLY ONE OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS 600 W. AVE. YOURSelves
INDICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND
ARTICLE 3. ALL BASED ON THE SHERID'S CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER

CITY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES RESULTING FROM
ANY INFORMATION TYPED OR ANY OF THE INFORMATION CONTAINED HEREIN

Re: Conditional Use permit

From: Rick Toll <[REDACTED]>
To: tammy.middletonirrigation@gmail.com
Date: Thursday, September 11, 2025 at 09:43 AM MDT

Ok thanks. They gave me this attached paper and said I need approval from everyone on this list. You were listed under irrigation district.
I will give them this email stating we are not under your jurisdiction
Thanks for getting back to me
Wendy Toll



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Raymond Drive—Staging Area

Project Owner/Representative: Wendy and Ricky Toll

Phone: [REDACTED]

Email: [REDACTED]

Project Location: R34457011

Proposal: Conditional Use Permit

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Raymond Drive	Local Road	56'		Addtl ROW width desired to better maintain slopes

Access:

- Existing approach onto Silverridge Road (private)

Improvement Requirements:

Other Comments:

- Prior to Building Permit
 - Access permit from HD4
 - Impact fee assessed and paid prior to access permit issuance from HD4

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.

R34457011 PARCEL INFORMATION REPORT

9/9/2025 11:27:04 AM

PARCEL NUMBER: R34457011

OWNER NAME: TOLL WENDY

CO-OWNER: TOLL RICKY C

MAILING ADDRESS: 13944 RAYMOND DR CALDWELL ID 83607

SITE ADDRESS: 13944 RAYMOND DR

TAX CODE: 0320000

TWP: 4N **RNG:** 3W **SEC:** 02 **QUARTER:** SW

ACRES: 2.49

HOME OWNERS EXEMPTION: Yes

AG-EXEMPT: No

DRAIN DISTRICT: DD2

ZONING DESCRIPTION: AG / AG

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022 : COM

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: COM

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST \ MIDDLETON IRRIGATION
ASSN INC \ MIDDLETON MILL DITCH CO

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:**
16027C0233G

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: PROPOSED COLLECTOR

INSTRUMENT NO. : 2023022105

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 02-4N-3W SW TX 18689 IN SWSW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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



Order Number: 21436265

2022-008546	
RECORDED	
02/15/2022 02:13 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 SCARDENAS	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Warranty Deed

For value received,

Matthew W. Bergquist and Chantel M. Bergquist, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Ricky C. Toll and Wendy M. Toll, husband and wife

whose current address is 9181 Hwy 44, Middleton, ID 83644

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Remainder of page intentionally left blank.

Dated: February 11, 2022

Matthew W. Bergquist
Matthew W. Bergquist

Chantel M. Bergquist
Chantel M. Bergquist

State of Idaho, County of Canyon, ss.

On this 15th day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew W. Bergquist and Chantel M. Bergquist, 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.

Stephanie Garner
Notary Public

Residing In:

My Commission Expires:
(seal)

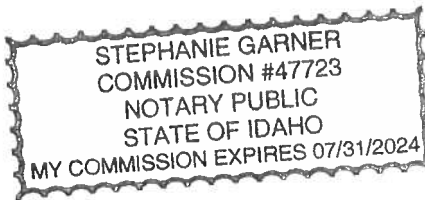


EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

A parcel of land as shown on an Amended Record of Survey within the SW 1/4 of the SW 1/4 of Section 2, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being all of Grantor's parcels (granted under QUITCLAIM DEED Instrument No. 200641763 and QUITCLAIM DEED Instrument No. 200641764) and more particularly described as follows.

COMMENCING at the 1/4 corner of Sections 2 & 3 monumented by a found 2 1/2" brass cap as described in CP&F Instrument No. 2008019848, thence South 01°26'38" West, 1325.25 feet to the S 1/16th corner of Sections 2 & 3 monumented by a found 1 1/2" aluminum cap set by PLS 4108; thence along the Westerly boundary of the SW 1/4 of the SW 1/4, South 01°26'38" West, 253.03 feet (formerly South 00°11'10" East, 250.00 feet) to a set 5/8" rebar with cap (PLS 8575) and the POINT OF BEGINNING:

Thence North 89°44'58" East, 248.47 feet (formerly North 87°59'50" East, 250.00 feet) to a found 5/8" rebar;

Thence parallel with the Westerly boundary of the SW 1/4 of the SW 1/4, South 01°26'38" West, 55.91 feet (formerly South 00°11'10" West, 56.00 feet) to a found 1/2" rebar;

Thence North 54°31'48" East, 104.44 feet (formerly North 52°46'40" East, 104.526 feet) to a found 5/8" rebar;

Thence parallel with the Westerly boundary of the SW 1/4 of the SW 1/4, South 01°26'38" West, 128.14 feet (formerly South 00°11'10" East, 128.26 feet) to the centerline of the Canyon Hill Ditch, from which a set 5/8" rebar with cap (PLS 8575) Witness Corner bears, North 01°26'38" East, 20-feet;

Thence along the centerline of the Canyon Hill Ditch the following 4 courses and distances:

- 1) South 46°59'34" West, 116.98 feet (formerly South 45°28'05" West, 116.67 feet) from which a set 5/8" rebar with cap (PLS 8575) Witness Corner bears, North 01°26'38" East, 20-feet;
- 2) Continuing South 46°59'34" West, 0.60 feet (formerly South 45°28'05" West, 0.77 feet) from which a found 5/8" rebar with cap (PLS 972) bears South 59°57'20" East, 14.89 feet;
- 3) South 33°39'39" West, 324.92 feet (formerly South 32°08'10" West, 325.63 feet);
- 4) South 52°18'19" West, 96.32 feet (formerly South 50°46'50" West, 96.83 feet) to the Westerly boundary of the SW 1/4 of the SW 1/4, from which a set 5/8" rebar with cap (PLS 8575) Witness Corner bears North 01°26'38" East, 20-feet;

Thence along said boundary, North 01°26'38" East, 532.02 feet to the POINT OF BEGINNING.

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

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

Receipt Number: 86524

Date: 10/7/2025

Date Created: 10/7/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Toll Excavation and Septic

Comments: CU2025-0025

Site Address: 13944 RAYMOND DR, Caldwell ID 83607 / Parcel Number: 34457011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2025-0025	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0025	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0025	\$50.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1070	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Arbay Mberwa

From: Rick Toll <melba_tolls5@yahoo.com>
Sent: Monday, March 16, 2026 10:07 AM
To: Arbay Mberwa
Subject: [External] Conditional Use Permit

You had sent us these questions last week, Here is our answers.

1. How does the property get water (surface, irrigation, none)? None-It is just our house which we use a well to get water.
2. If the property is irrigated is it gravity or pressurized? Dry Land
3. How will stormwater be retained (on site, swales, ponds borrow ditches)? We don't have stormwater, It soaks into the ground.
4. The letter of intent states that hours of operation are 7 am to 5 pm, what days will operation take place? Monday -Friday
5. The letter of intent states that there is 4 employees and in another it says 3, please provide clarity on the number of employees. We have 4 employees but one works from home.
6. What are the general/estimated over time hours of operation? Sometimes the employees work 5 or so hours overtime per month
7. How many parking spaces are you requesting? We don't need parking spaces, our employees meet us at the job site. Once in a great while we work out of town and the employees meet at our house and they park by our garage.
8. Will there be a loading area? No loading area
9. Please submit a parking and circulation plan. I'm not sure what kind of parking and circulation plan you would like. In the photo you attached is where everything is at, other than if an employee car was there it would be up by our garage. We use the huge area north of the road to turn around if we need to.
10. What is the approximate acreage the staging area will use? 1 Acre
11. According to Highway District No. 4, Raymond Drive a public road with an existing 56' right of way. The equipment parked along Raymond is just about in the right of way location. Canyon County Staging Area code (07-14-29(5)): Employees' vehicles shall be parked on site and not on a public or private road. I recommend selecting a different location to park the equipment and vehicles. As far as we know Raymond Dr in front of our house is a private road for us and two neighbors, it is a dirt road. The equipment parked on the south side of the road is within the 56 ft distance from the road, the whole area is a dirt/rock road so there is more than 56 ft distance for the road. The employees never park there.
12. Will you be using Raymond Drive or Silverridge Road to access the property/staging area? We use Raymond Dr to access which is at the corner of Raymond Dr and Silverridge Road.