

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, March 25, 2026 9:58 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0025 / Toll
Attachments: Pre.Development.Notes.Signed.09.12.2025.pdf

Hi Arbay,

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Subsurface sewage disposal systems are not proposed for this project.**
- 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 nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, March 25, 2026 8:15 AM
To: lpennington@msd134.org; mgee@msd134.org; permits@starfirerescue.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;

developmentreview@blackcanyonirrigation.com; irrigation.mm.mi@gmail.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>

Subject: Agency Notice CU2025-0025 / Toll

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

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/263>. You are invited to provide written testimony or comments by **April 24, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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Pre-Development Meeting

Name of Development: Toll Excavation - Staging Area
Applicant: Wendy Toll
P.E./P.G.: _____
All others in Attendance: _____

_____ EHS#035 Date 9/12/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 2.49
Location of Development: 13944 Farmway Rd
Caldwell, ID 83607
R34457011 0

Project in Area of Concern: No Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: The applicant consulted with Southwest District Health (SWDH
regarding a proposal to use an area for truck staging related
to their business. The proposed staging area does not
encroach upon the primary or replacement drainfield, and no
shop construction is included in the proposal.

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Arbay Mberwa

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 31, 2026 9:19 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0025 / Toll

Hello,

After careful review of the transmittal submitted to ITD on March 25, 2026, regarding, 13944 Raymond Dr, Caldwell/Toll, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 / Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, March 25, 2026 8:15 AM
To: lpennington@msd134.org; mgee@msd134.org; permits@starfirerescue.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; developmentreview@blackcanyonirrigation.com; irrigation.mm.mi@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice CU2025-0025 / Toll

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deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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

▪ Engineering Division ▪

April 2, 2026

RE: Engineering Review of Conditional Use Permit (CUP) – Case No. CU2025-0025

Dear Arbay,

The Engineering Division has reviewed the request for a staging area for business vehicles and equipment (excavator and skid steer) on approximately 1 acre of the 2.48-acre parcel. The proposal appears generally feasible from an engineering perspective; however, additional clarification is required due to the presence of localized slopes approaching or exceeding 15%.

Conditions of Approval for CU2025-0025:

1. Provide a site plan showing equipment parking/staging locations, employee parking locations, access driveway and circulation, any proposed grading areas, and material storage areas (if applicable).
2. Any future development on slopes exceeding 15% will be subject to hillside development considerations under Canyon County zoning standards and must demonstrate that grading will not create erosion or off-site drainage impacts.

The Engineering Division has no objection to the proposed use, provided the above conditions are incorporated into the approval and 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



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

TELEPHONE 208.454.8135
FAX 208.454.2008

April 14, 2026

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Arbay Mbwera, Planner

**RE: CU2025-0025 Rick & Wendy Toll Staging Area/Contractor Shop
Canyon County Parcel R34457011 aka 13944 Raymond Drive**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use permit to operate a contractor yard/staging area within an agricultural zone located on the above described parcel. The subject property is located north of SH 44 in the SW 1/4 Section 2 T4N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 2.5 acres. The subject parcel does not appear to have direct frontage on any publicly maintained road.

Access

The subject property appears to take access to the public highway system via Raymond Drive, a public street created by plat of Whittle Subdivision in 1971. A privately maintained road (Silveridge Rd) lies along the westerly boundary of the subject property. This private road is owned and maintained by the Sleepy Hollow Homeowners Association. The subject property takes access across this private road to Raymond Drive, thence to Shannon Circle and to SH 44.

Raymond Drive and Shannon Circle within Whittle Subdivision are classified as local roads on the functional classification maps adopted by HD4 and Canyon County. This local road classification is the lowest available, and is typically reserved for neighborhood streets.

If the proposed use is found to be acceptable for the surrounding environment, HD4 requests the following conditions be applied to the approval:

1. An access permit from HD4 is required to document the change in use.
2. The access permit will be restricted to the single employee use as described in the application materials.
3. Expansion of the use beyond a single employee in the future may require a new or modified access permit, with additional conditions including impact fee assessments.

Transportation Impacts

The conditional use application provided by the applicants indicates portions of the property would be used for storage of equipment and materials to support a small excavation/construction company. A total of 4 employees are reported with the current business, but only one of those

employees (the owner) is planned to use the site when making daily trips to- and from- job locations offsite.

Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	1	1	4

The single peak hour trip estimated by the ITE Trip Generation Manual is consistent with the existing residential use for the property, where a family member works outside the home and is expected to generate a single peak hour trip each for the morning and evening commute. The trip generation estimate does not take into consideration the type of vehicle used for the commute; in this case the truck and equipment trailer proposed for use is treated identically to a typical commuter vehicle.

Based on the proposed use (1 employee/owner accessing the site), no additional traffic impacts are anticipated compared with the current residential use, and no impact fee assessment is warranted for this conditional use.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Raymond Drive- CU2025-0025 Toll Contractor Yard/Staging Area

60,000 IRRIGABLE ACRES

ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

June 26, 2026

Arbay Mberwa, Assoc. Planner
Canyon County Development Services Dept.
134111 N. 11th Ave., #310
Caldwell, ID 83605
Arbay.Mberwa@canyoncounty.id.gov

RE: CU2025-0025 for Toll Excavation and Septic LLC

Black Canyon Irrigation District does not have an easement with Hill Canal that runs along the eastern boundary of parcel R34457011. We do not have any comments on the conditional use permit that is being proposed.

Don't hesitate to contact BCID if you have further questions.

Thank-you.

Randy Marker

Randy Marker

Water Master
Black Canyon Irrigation District
randy@blackcanyonirrigationdistrict.com

Arbay Mberwa

From: Rick Toll [REDACTED]
Sent: Tuesday, June 23, 2026 3:47 PM
To: Arbay Mberwa
Subject: Re: [External] Conditional Use Permit

Arbay,
Here are our answers to your questions:

What's the number of equipment (skid steers/trailers/excavators) that will be staged on the property?

We have 2 skid steers, one mini skid steer, one excavator (not a big one), three work trailers, one semi dump truck and misc. attachments for the equipment and piping. Our equipment is usually not at our place unless it is in transition from one site to another. in the winter when we are not working is the only time it would all be here.

Is there an easement on the property providing access to the neighboring parcels to the east, if so how wide is the easement?

There is a private dirt road, the neighbors always have access, the road is very wide, my guess would be 30-40 ft. (some areas are wider than that)

What time intervals are over time hours ex: 5pm to 7pm after hours?

The latest one employee usually gets back is 6 pm. But employees are not at this house very often, the usually meet at the job site.

Yes, you have my permission to come take photos, please let me know when you are coming, we have a German Shepherd (she is friendly but usually scares people so I put her in the house).

Thanks
Wendy Toll

On Tuesday, June 23, 2026 at 12:38:57 PM MDT, Arbay Mberwa <arbay.mberwa@canyoncounty.id.gov> wrote:

Hello,

I have a few more questions regarding the staging area conditional use permit and a status update on the case.

What's the number of equipment (skid steers/trailers/excavators) that will be staged on the property?

Is there an easement on the property providing access to the neighboring parcels to the east, if so how wide is the easement?

What time intervals are over time hours ex: 5pm to 7pm after hours?

Based on my analysis the request meets the conditional use permit and staging area criterion but the final decision will be made by the Hearing Examiner. I would like to schedule the case for hearing, potential dates I'm targeting include August 13 or 27, 2026 before a Hearing Examiner at 1:30 p.m. I will send out an applicant schedule letter when the hearing date has been finalized.

I will be completing a site visit in the coming weeks (date to be determined, I can provide a date time later on) to take photos of the proposed staging area to include the staff report. Do I have consent to come on the property to take photos of the site?

As I progress in the case I will provide additional information or may reach out if I have further questions. Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa

Sent: Tuesday, March 17, 2026 3:47 PM

To: Rick Toll <[REDACTED]>

Subject: RE: [External] Conditional Use Permit

Received, thank you.



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Rick Toll <[REDACTED]>

Sent: Monday, March 16, 2026 10:07 AM

To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>

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.

Arbay Mberwa

From: Rick Toll <[REDACTED]>
Sent: Monday, April 6, 2026 10:16 AM
To: Arbay Mberwa
Subject: [External] Re: Agency Notice CU2025-0025 / Toll
Attachments: House photo April 2026.jpg

Arbay,

Here is our reply to the Development Services. I have attached a Site plan, the major equipment parking will be on the northeast side of our property as shown on the map. We park some of our trailers on the south side of our property shown in the map. Employees park up by our garage when they leave their vehicles here, but they are only at our house once or twice a year. They usually meet at the job site. As shown on the map there is ample access to driveway and circulation. No grading areas. Pipes will also be stowed on the northeast side of our property where equipment is parked.

There is no future plans for slopes.

Thank you

Wendy Toll

Toll Excavation

On Friday, April 3, 2026 at 08:07:30 AM MDT, Arbay Mberwa <arbay.mberwa@canyoncounty.id.gov> wrote:

Hello,

Please see comments received from Development Services Engineering and Floodplain Division.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>
Sent: Thursday, April 2, 2026 5:47 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: RE: Agency Notice CU2025-0025 / Toll

Good evening Arbay,

I have attached my reviewed. Please, Let me know if you have any question.

Thank you,

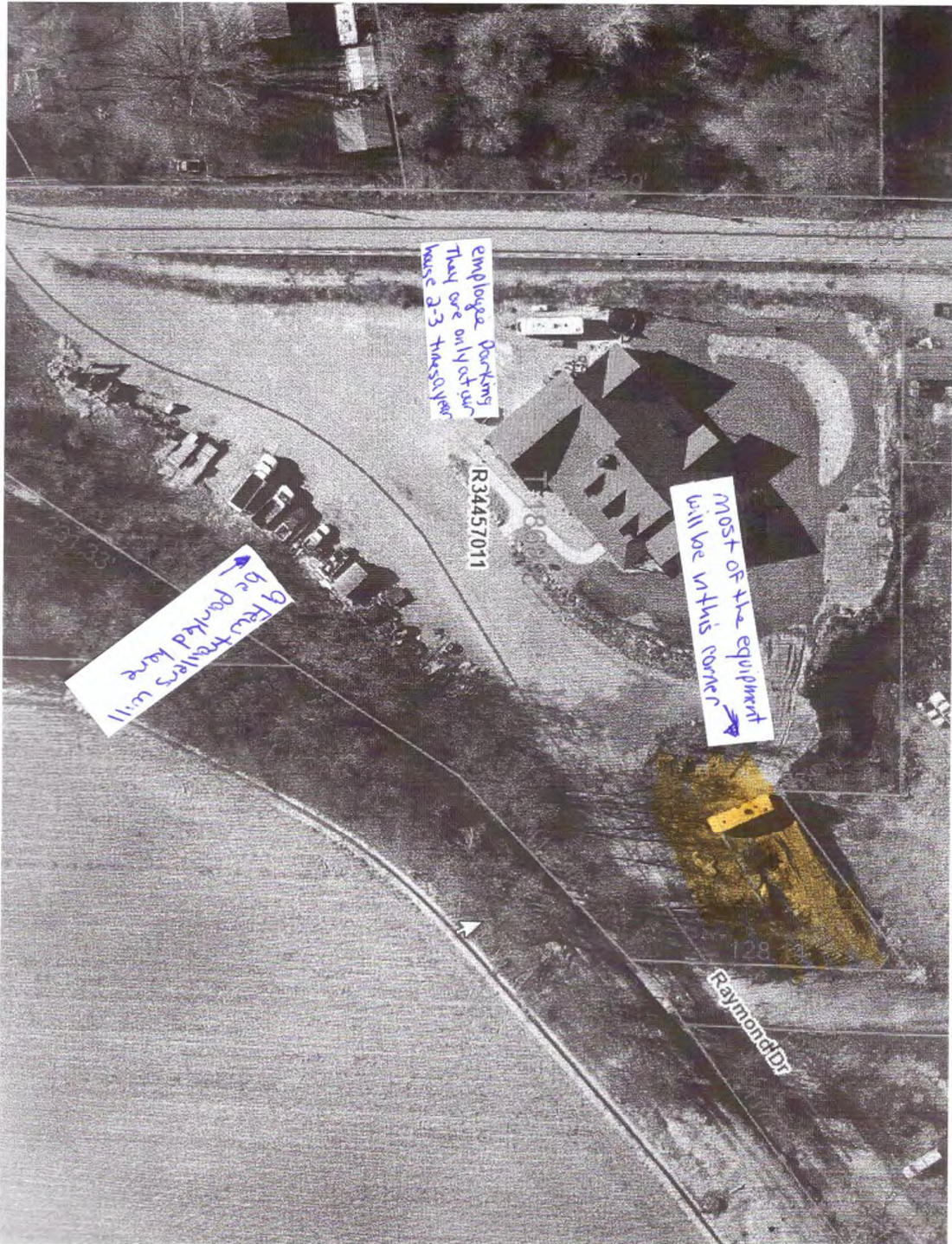


Dalia Alnajjar

Engineering Supervisor
Floodplain Manager
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-454-7459
Cell: 208-718-8944
Fax: 208-454-6633
Email: dalia.alnajjar@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Development Services Department (DSD)

Floodplain Questions by Appointment Only (Monday & Wednesday)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, March 25, 2026 8:15 AM
To: ipennington@msd134.org; mgee@msd134.org; permits@starfirerescue.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; developmentreview@blackcanyonirrigation.com; irrigation.mm.mi@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice CU2025-0025 / Toll



Site plan provided on April 6, 2026, in response to Exhibit E3.