



Development Services Department

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

Zoning Dept : 208- 402-4164 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

Memo

To: Planning & Zoning Commission
From: Amber Lewter
Date: August 6, 2026
Re: Proposed conditions of approval with site plan showing mobile home locations

On June 16, 2026, at the Planning & Zoning Hearing, case CU2025-0016 was heard, public testimony was closed, and the case was continued to a date certain of August 6, 2026, to receive additional information. Staff was directed to provide the Commissioners with proposed conditions of approval, a site plan showing the approved mobile home locations, and additional information regarding a public water system.

Staff met with the representative on July 6, 2026, to discuss the proposed conditions of approval.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

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, unless otherwise specified.
 - 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 8a).
2. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits B2, B2.1, and B3**).

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While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

- a. No more than eight (8) RVs in place of two (2) mobile homes are allowed (four (4) RVs per mobile home space) located in mobile home units 4 and 5 (**Exhibit C10**).
 - b. Any increase in the number of RVs allowed will require a revocation of the approved Planned Unit Development and a conditional use permit modification for the RV Park.
3. The applicant shall comply with the requirements and regulations of the Notus Parma Highway District (**Exhibit E2**).
4. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses (**Exhibits E1, E1.1, and E1.2**). Evidence shall be a letter of review and approval from SWDH within **180 days of approval**.
 - a. If applicable, the applicant must comply with DEQ requirements for a public water system.
5. The applicant shall number the eight (8) RV spots for emergency services. The numbers shall be reviewed and approved by Middleton Fire District. Evidence shall be provided to DSD within **180 days of approval**.
6. All proposed electrical hookups shall comply with the regulations found in the Idaho Electrical Code.
7. The applicant shall comply with the requirements and regulations of the Middleton Fire District (**Exhibit E6**).
 - a. A parking and circulation plan drawn to scale must be submitted and obtain any necessary fire district approval. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements. Evidence of consistency shall be turned into Canyon County DSD within **180 days of approval**.
8. Quiet hours for the RV Park shall be 10:00 PM – 7 AM, 365 days a year.
9. No person, party, or organization shall be permitted by the owner to camp for more than 180 days within a calendar year, unless the code is amended to allow for longer stays.
 - a. If condition number 10 is violated, the applicant shall consider the past code enforcement violations as a courtesy notice, and the revocation process shall be initiated for the conditional use permit. Notice thereof will be given in accordance with CCCO §07-07-21.
10. 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.
11. The property owner shall maintain a log of patrons for the RV Park that includes length of stay, license plate numbers, name of all patrons age 18 and older staying in the RV, and space number. The log shall be available anytime Canyon County requests to view such log.
12. The conditional use for the RV Park shall be limited to David Olsen and family on parcel R38154, unless, within **60 days of ownership change**, the new property owner provides the Development Services Department with a notarized consent to the RV Park conditions.

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The approved Planned Unit Development modification site plan identifies the approved mobile home locations, as shown in **Exhibit C10** (attached). As conditioned, no more than eight (8) RVs, in place of two (2) mobile homes, are permitted within mobile home spaces 4 and 5 (Condition 2a).

A public water system is required when there are at least 15 service connections or the system regularly serves 25 or more people daily for at least 60 days per year. As conditioned, if applicable, the applicant shall comply with DEQ requirements for a public water system (Condition 4a).

If you have any questions, please let me know.

Amber Lewter
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Yearly Maintenance Program and Checklist:

- ☐ **Fencing**
- ☐ Fencing shall be maintained in good repair. Weeds along fence line should not exceed 6" in height.
- ☐ **Landscape**
- ☐ **Trees Maintenance**
- ☐ Dormant pruning to rejuvenate plants and shape. Prune trees as needed to raise undercarriage
- ☐ Fertilize trees using balanced fertilizer
- ☐ **Yard Maintenance**
- ☐ Remove all leaf, plant debris, particularly diseased plant parts from the garden and dispose of them off site
- ☐ Clean catch basins, window wells and other drainage in the landscape
- ☐ Clean up debris from winter storms
- ☐ Clean catch basins, window wells and other drainage in the landscape
- ☐ **Native Vegetation Maintenance**
- ☐ Clean up debris from winter storms
- ☐ Shear/prune plants as needed
- ☐ **Xeriscape**
- ☐ Clean up debris from winter storms
- ☐ **Irrigation**
- ☐ Water the landscape before temperatures rise
- ☐ Water landscape plants well until the landscape is frozen
- ☐ Blow out irrigation systems, drainpipes
- ☐ Turn off water to exterior sources
- ☐ Check to make sure all zones/head are operating properly
- ☐ Drain and put away hoses and other gardening equipment for the winter. Oil hand tools to keep lubricated and prevent rust
- ☐ **Dryland Mix**
- ☐ Weed first three seasons or until established
- ☐ Re-seed within those three years as necessary
- ☐ After established mow in the spring and fall to maintain proper root habit and growth
- ☐ **Pathway**
- ☐ Keep free of weeds and debris
- ☐ Repair and maintain path. If damage or rills occur fix and recompact path

37,706 sf **DRYLAND GRASS MIX**
IDAHO FESCUE - 30%
CRESTED WHEATGRASS - 30%
PUBESCENT WHEATGRASS - 15%
SIBERIAN WHEATGRASS - 15%
ALFALFA - 10%
30 POUNDS/ACRE

3,525 sf **LAWN**
KENTUCKY BLUEGRASS

APPROXIMATE WATER LINE
KENTUCKY BLUEGRASS

APPROXIMATE SEPTIC
KENTUCKY BLUEGRASS

 **ACTIVE IRRIGATION VALVE**

 **INACTIVE IRRIGATION VALVE**

CALL OUT LEGEND

1 ROCK MULCH BEDS WITH INDUSTRIAL GRADE WEED FABRIC (SEE DETAIL B)

2 YARD AREAS

3 PATHWAY (SEE DETAIL A)

4 PICNIC TABLE AND BBQ

5 CHAINLINK FENCE (SEE DETAIL D)

6 STEPS (SEE DETAIL E)

7 MINT MULCH (SEE DETAIL C)

8 DRYLAND GRASS MIX

9 GRAVEL

BUFFER TREES - 10 TOTAL 10-EXISTING

Exhibit C10:

A DIRT PATH DETAIL
SCALE: 1/2" = 1'-0"

B ROCK MULCH BED DETAIL
SCALE: 1/2" = 1'-0"

C MINT MULCH BED DETAIL
SCALE: 1/2" = 1'-0"

D CHAIN LINK FENCE DETAIL
SCALE: 1/2" = 1'-0"

E STEPS DETAIL
SCALE: 1/2" = 1'-0"



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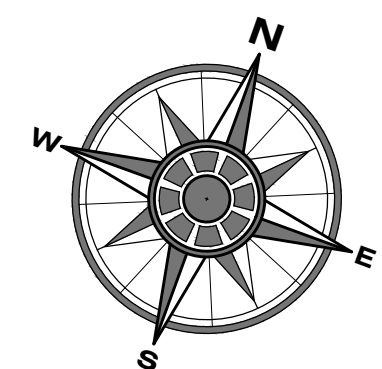
LANDSCAPE PLAN

Caldwell Trailer Park

24938 Farmway Road
Caldwell • Idaho • 83607

drawn by: mo
checked by: tk
date: Feb. 18, 2025
revisions:

L-1.0
SHEET



SCALE: 1" = 20'-0"
0 10 20 40