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

# R38701 PARCEL INFORMATION REPORT

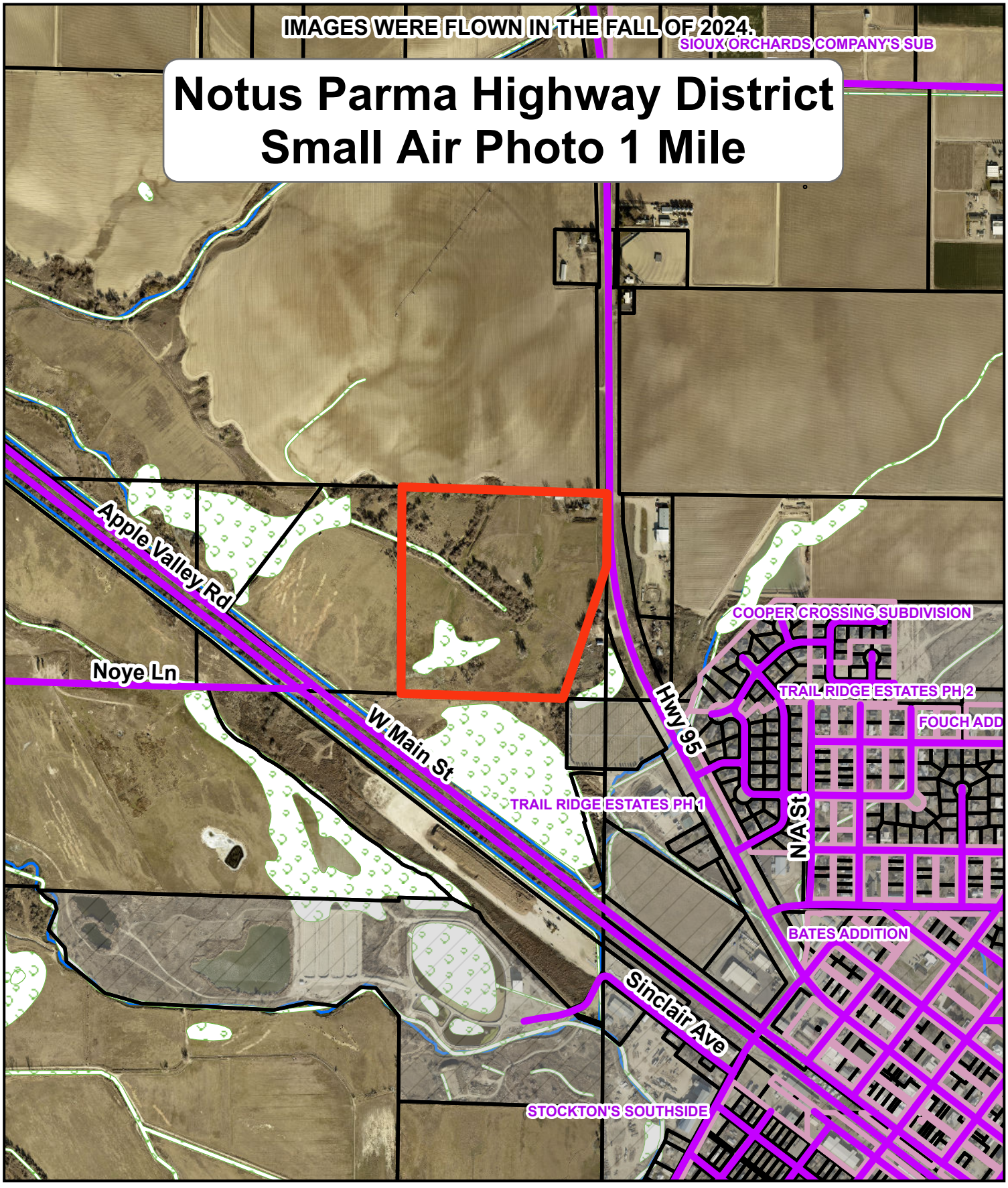
8/6/2026 4:43:12 PM

| | |
|---|---|
| **PARCEL NUMBER:** | R38701 |
| **OWNER NAME:** | NOTUS PARMA HWY DIST NO 2 |
| **CO-OWNER:** | |
| **MAILING ADDRESS:** | PO BOX 719 PARMA ID 83660 |
| **SITE ADDRESS:** | 29211 HWY 95 |
| **TAX CODE:** | 0490000 |
| **TWP:** | 5N **RNG:** 5W **SEC:** 05 **QUARTER:** SE |
| **ACRES:** | 38.00 |
| **HOME OWNERS EXEMPTION:** | No |
| **AG-EXEMPT:** | No |
| **DRAIN DISTRICT:** | NOT In Drain Dist |
| **ZONING DESCRIPTION:** | R1 / SINGLE FAMILY RESIDENTIAL |
| **HIGHWAY DISTRICT:** | NOTUS-PARMA HWY #2 |
| **FIRE DISTRICT:** | PARMA FIRE |
| **SCHOOL DISTRICT:** | PARMA SCHOOL DIST #137 |
| **IMPACT AREA:** | Parma |
| **FUTURE LAND USE 2011-2022 :** | RES |
| **FLU Overlay Zone Desc 2030:** | SCENIC BYWAY BUFFER |
| **FLU RR Zone Desc 2030:** | |
| **FUTURE LAND USE 2030:** | AGRICULTURE |
| **IRRIGATION DISTRICT:** | FARMERS COOPERATIVE DITCH CO |
| **FEMA FLOOD ZONE:** | X / AE **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0062G |
| **WETLAND:** | Freshwater Emergent Wetland / Riverine |
| **NITRATE PRIORITY:** | PARMA |
| **FUNCTIONAL Classification:** | PRINCIPAL ARTERIAL |
| **INSTRUMENT NO. :** | 2024040490 |
| **SCENIC BYWAY:** | YES |
| **LEGAL DESCRIPTION:** | 05-5N-5W SE TX 2 IN SESE LESS TX 1 |
| **PLATTED SUBDIVISION:** | |
| **SMALL CITY ZONING:** | |
| **SMALL CITY ZONING TYPE:** | |

**DISCLAIMER:**

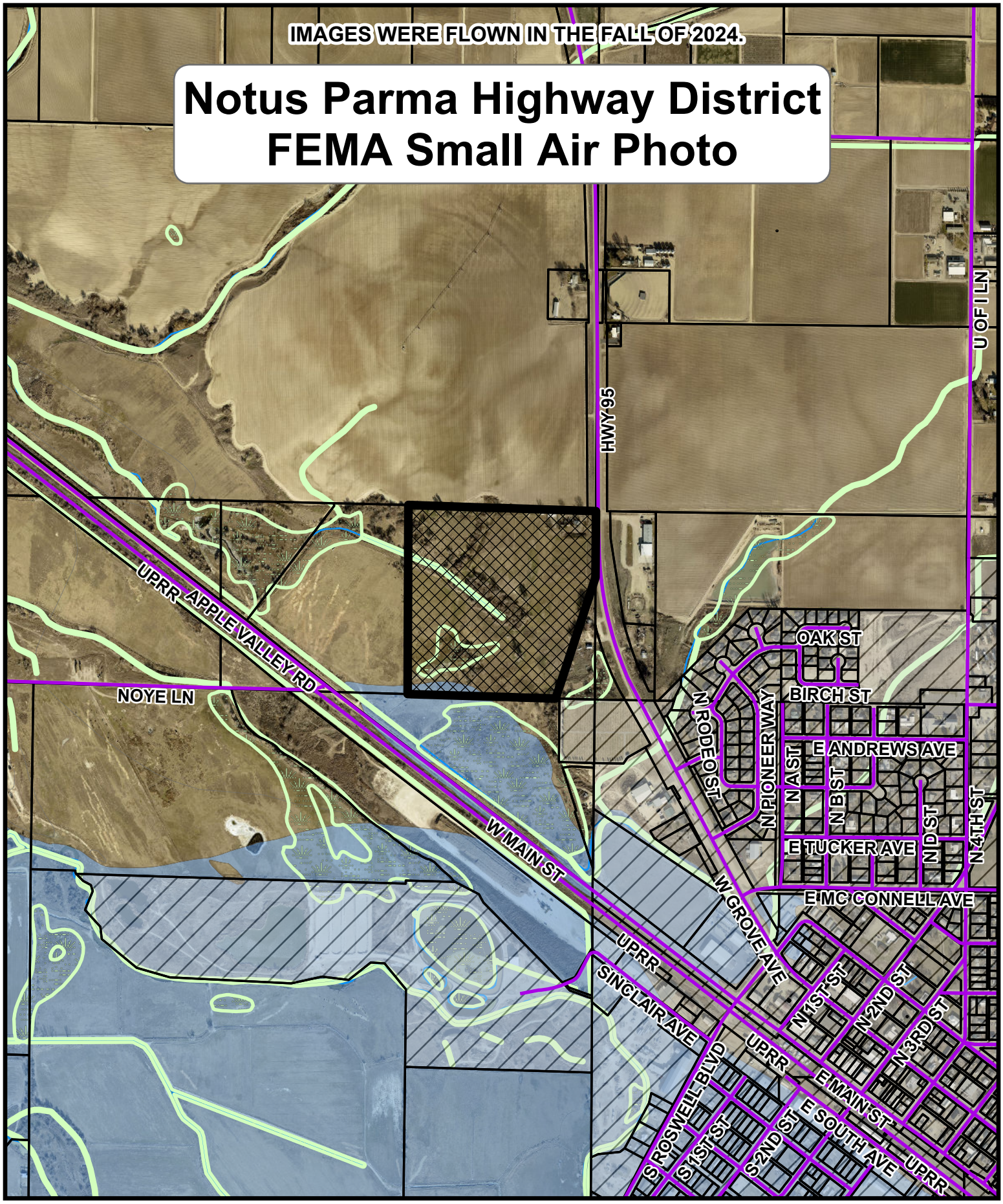
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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


IMAGES WERE FLOWN IN THE FALL OF 2024.
SIOUX ORCHARDS COMPANY'S SUB
Notus Parma Highway District
Small Air Photo 1 Mile
Apple Valley Rd
Noye Ln
W Main St
Hwy 95
COOPER CROSSING SUBDIVISION
TRAIL RIDGE ESTATES PH 2
FOUCH ADD
TRAIL RIDGE ESTATES PH 1
NA St
BATES ADDITION
Sinclair Ave
STOCKTON'S SOUTHSIDE
City_Limits
Wetlands
0
0.25
0.5
Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

# Notus Parma Highway District
# FEMA Small Air Photo

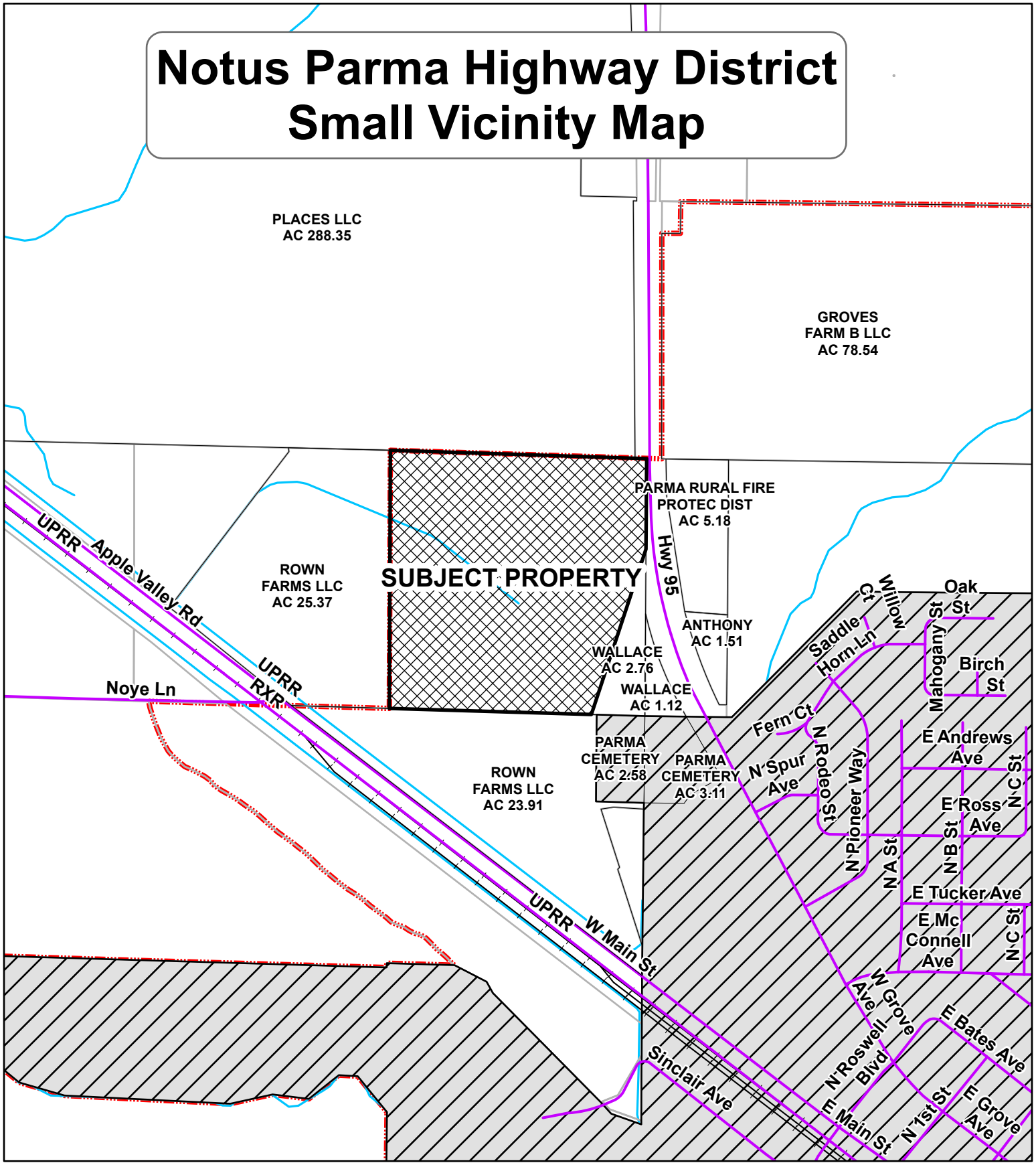


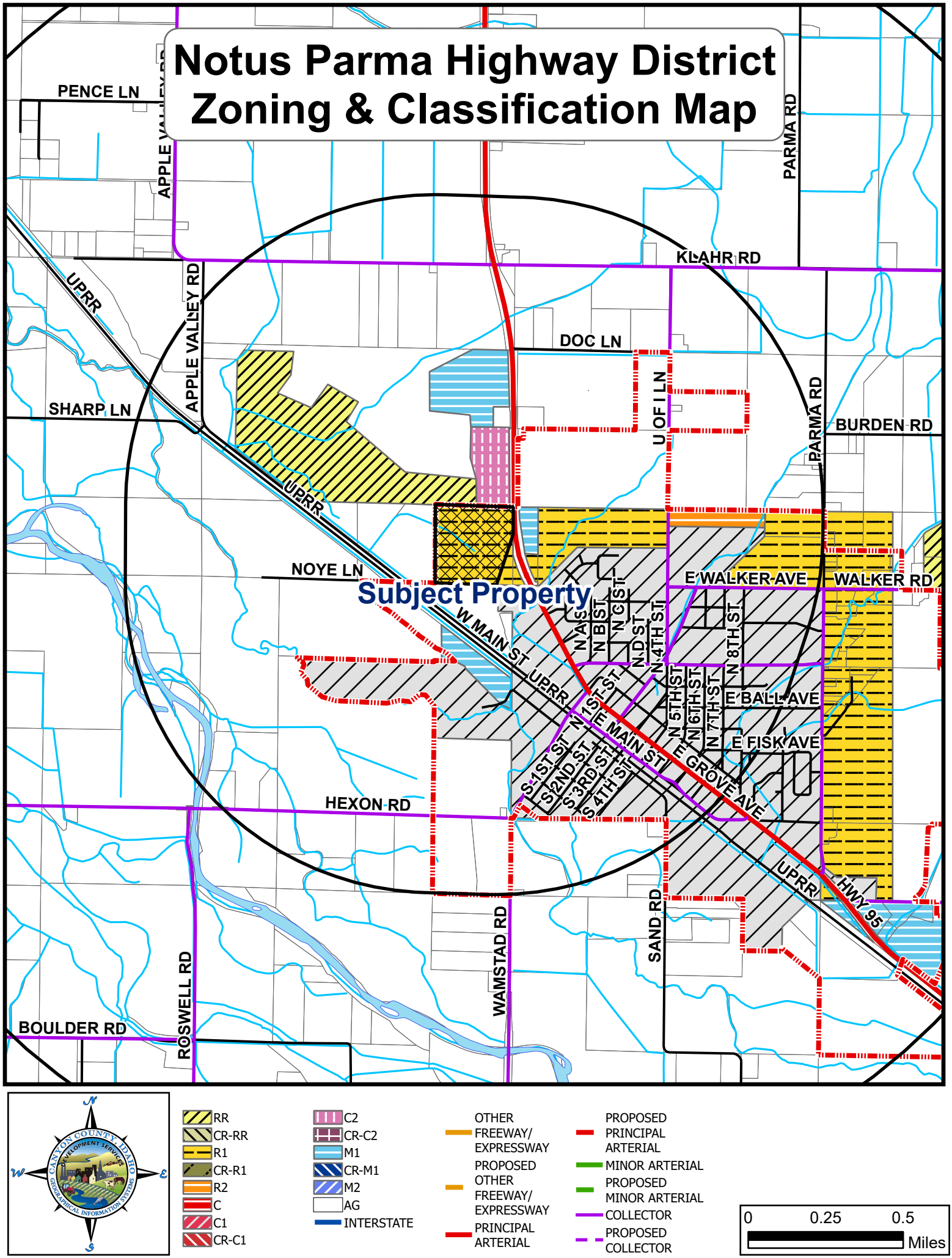

Legend

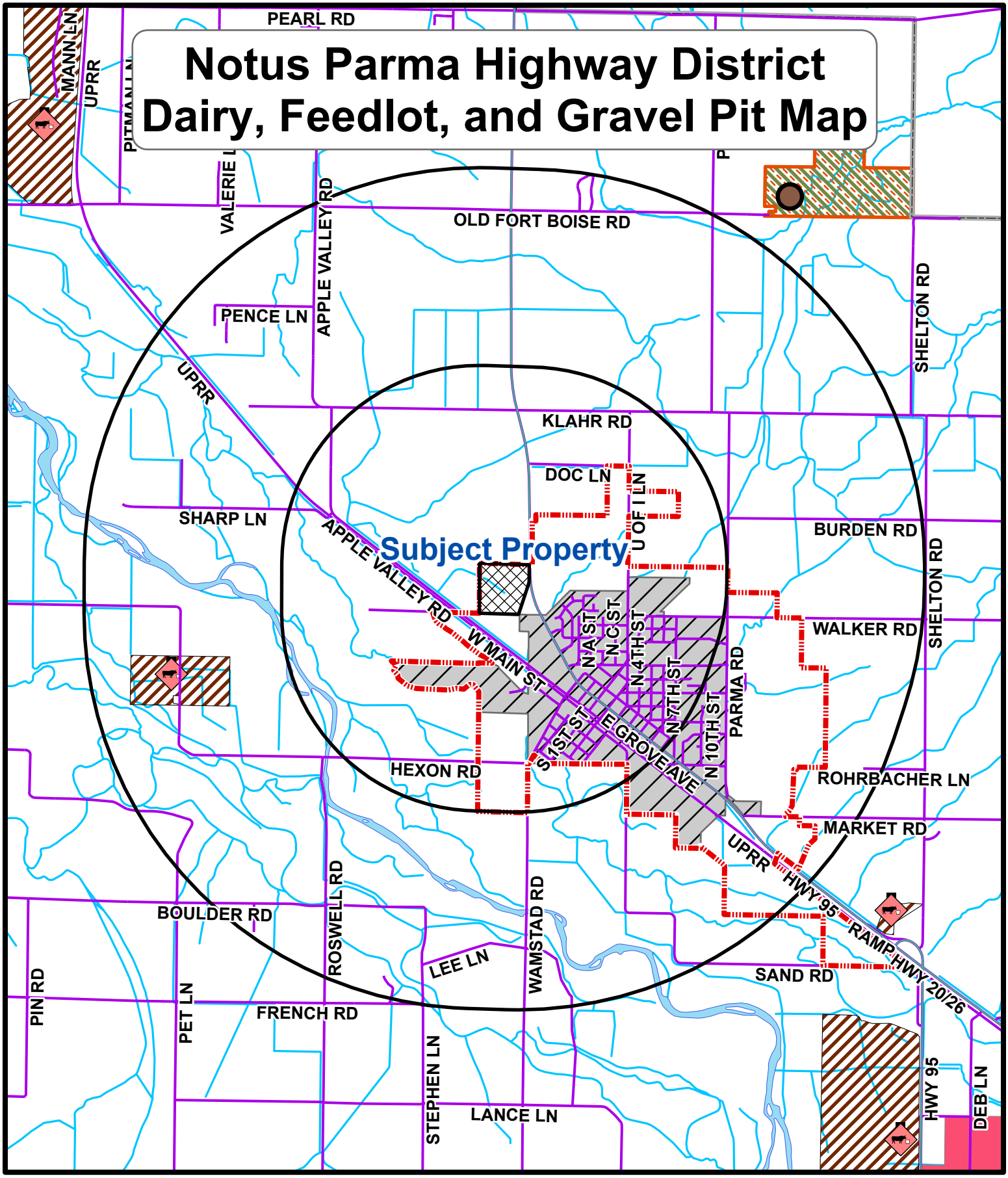
- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

400 0 400 Feet

# Notus Parma Highway District
# Small Vicinity Map

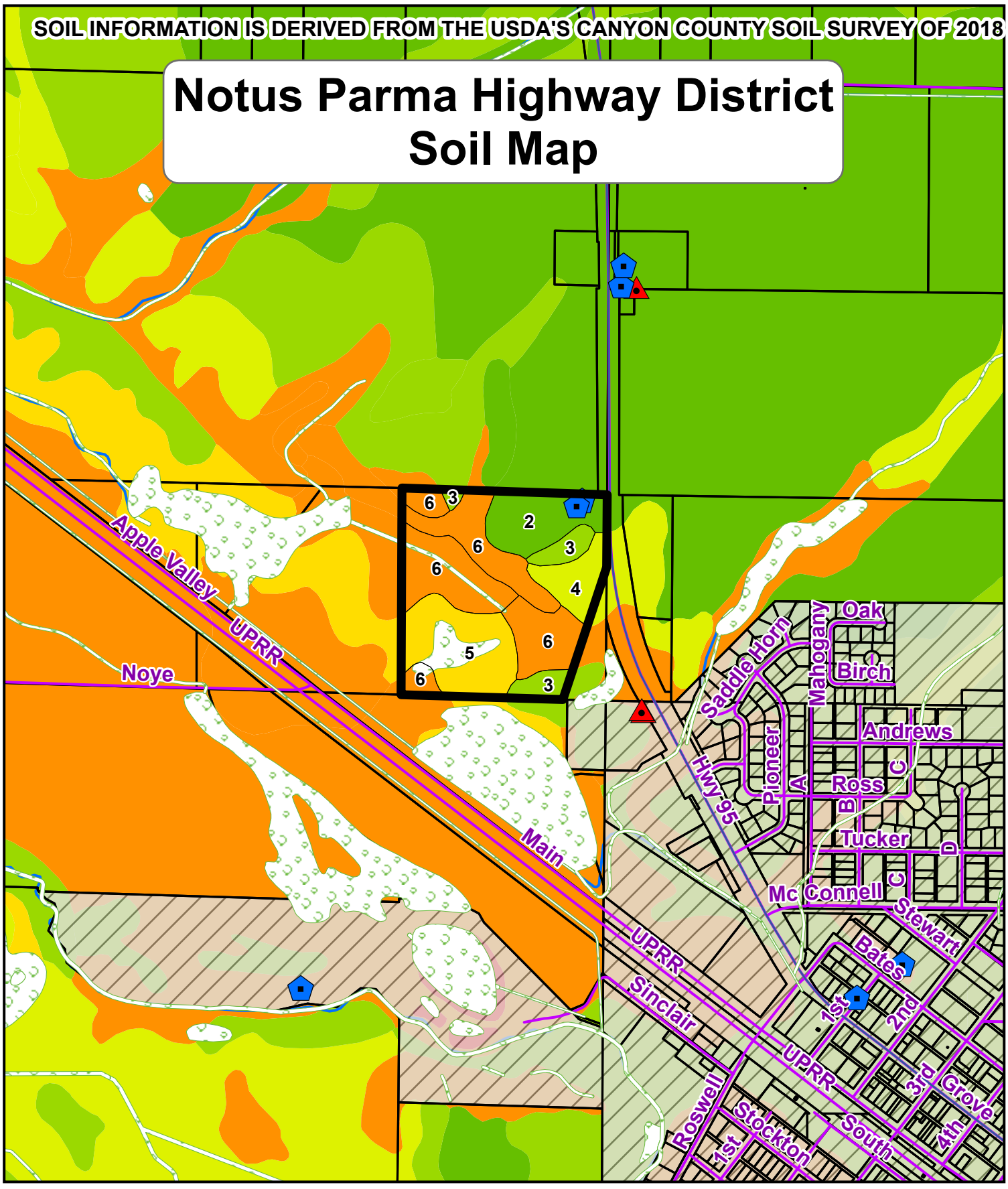



Notus Parma Highway District
Zoning & Classification Map
PENCE LN
APPLE VALLEY RD
PARMA RD
KLAHR RD
UPRR
DOC LN
U OF I LN
SHARP LN
BURDEN RD
NOYE LN
Subject Property
E WALKER AVE
WALKER RD
W MAIN ST
N A ST
N B ST
N C ST
N D ST
N 4TH ST
N 8TH ST
N 1ST ST
E MAIN ST
N 5TH ST
N 6TH ST
N 7TH ST
E BALL AVE
E FISK AVE
S 1ST ST
S 2ND ST
S 3RD ST
S 4TH ST
E GROVE AVE
HEXON RD
HWY 95
SAND RD
WAMSTAD RD
ROSWELL RD
BOULDER RD
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
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


Notus Parma Highway District
Dairy, Feedlot, and Gravel Pit Map
PEARL RD
MANN LN
UPRR
PITMAN LN
VALERIE LN
APPLE VALLEY RD
OLD FORT BOISE RD
PENCE LN
SHELTON RD
UPRR
KLAHR RD
DOC LN
U OF I LN
SHARP LN
APPLE VALLEY RD
Subject Property
BURDEN RD
SHELTON RD
W MAIN ST
N A ST
N C ST
N 4TH ST
N 7TH ST
N 10TH ST
PARMA RD
WALKER RD
S 1ST ST
E GROVE AVE
HEXON RD
ROHRBACHER LN
MARKET RD
UPRR
HWY 95
RAMP HWY 20/26
BOULDER RD
ROSWELL RD
WAMSTAD RD
LEE LN
SAND RD
PIN RD
PET LN
FRENCH RD
STEPHEN LN
LANCE LN
HWY 95
DEB LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Notus Parma Highway District Soil Map



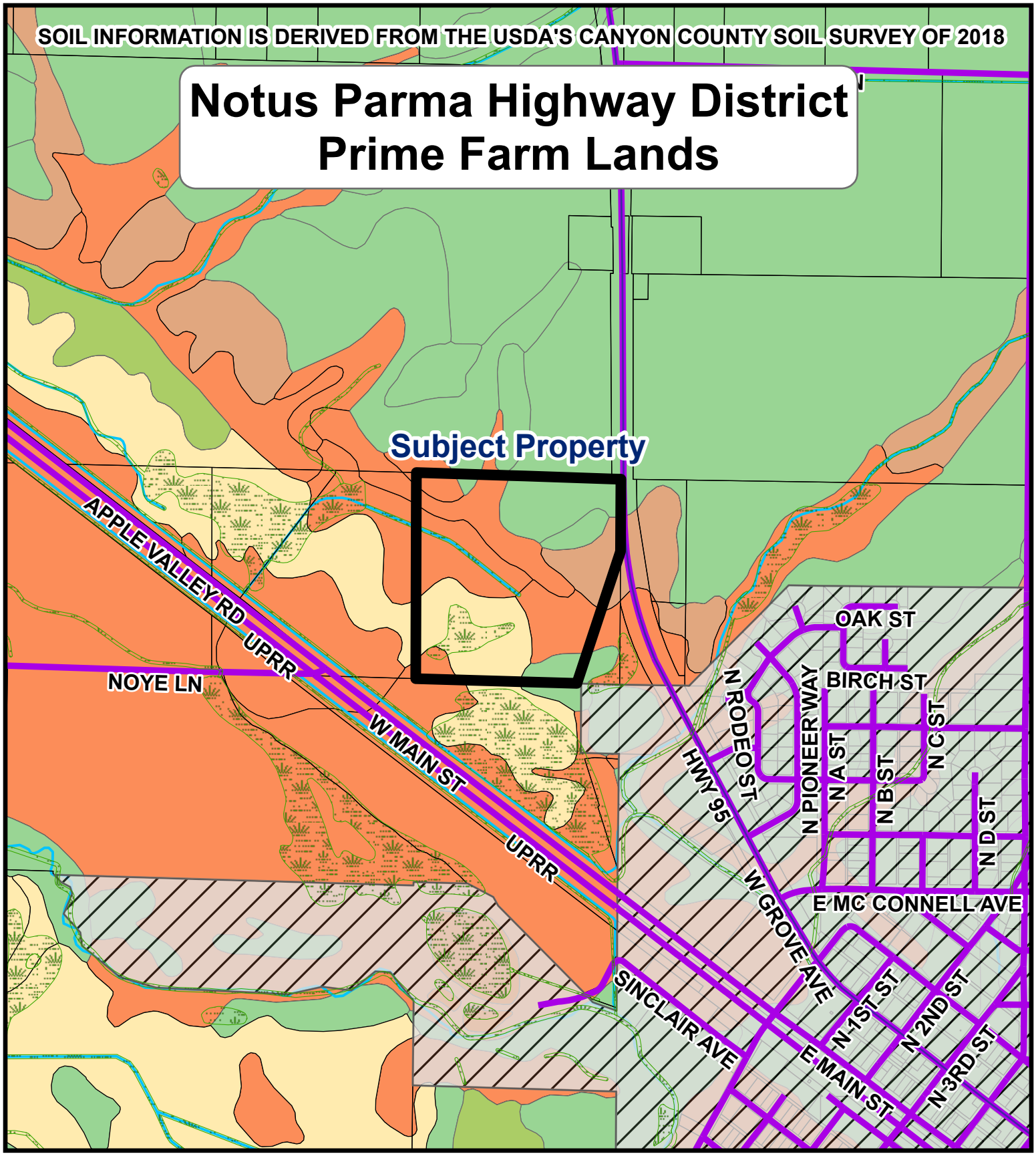

Nitrate Priority Wells

- 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
Notus Parma Highway District
Prime Farm Lands
Subject Property
APPLE VALLEY RD
NOYE LN
UPRR
W MAIN ST
UPRR
HWY 95
N RODEO ST
N PIONEERWAY
OAK ST
BIRCH ST
N A ST
N B ST
N C ST
N D ST
E MC CONNELL AVE
W GROVE AVE
SINCLAIR AVE
N 1ST ST
N 2ND ST
N 3RD ST
E MAIN ST
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

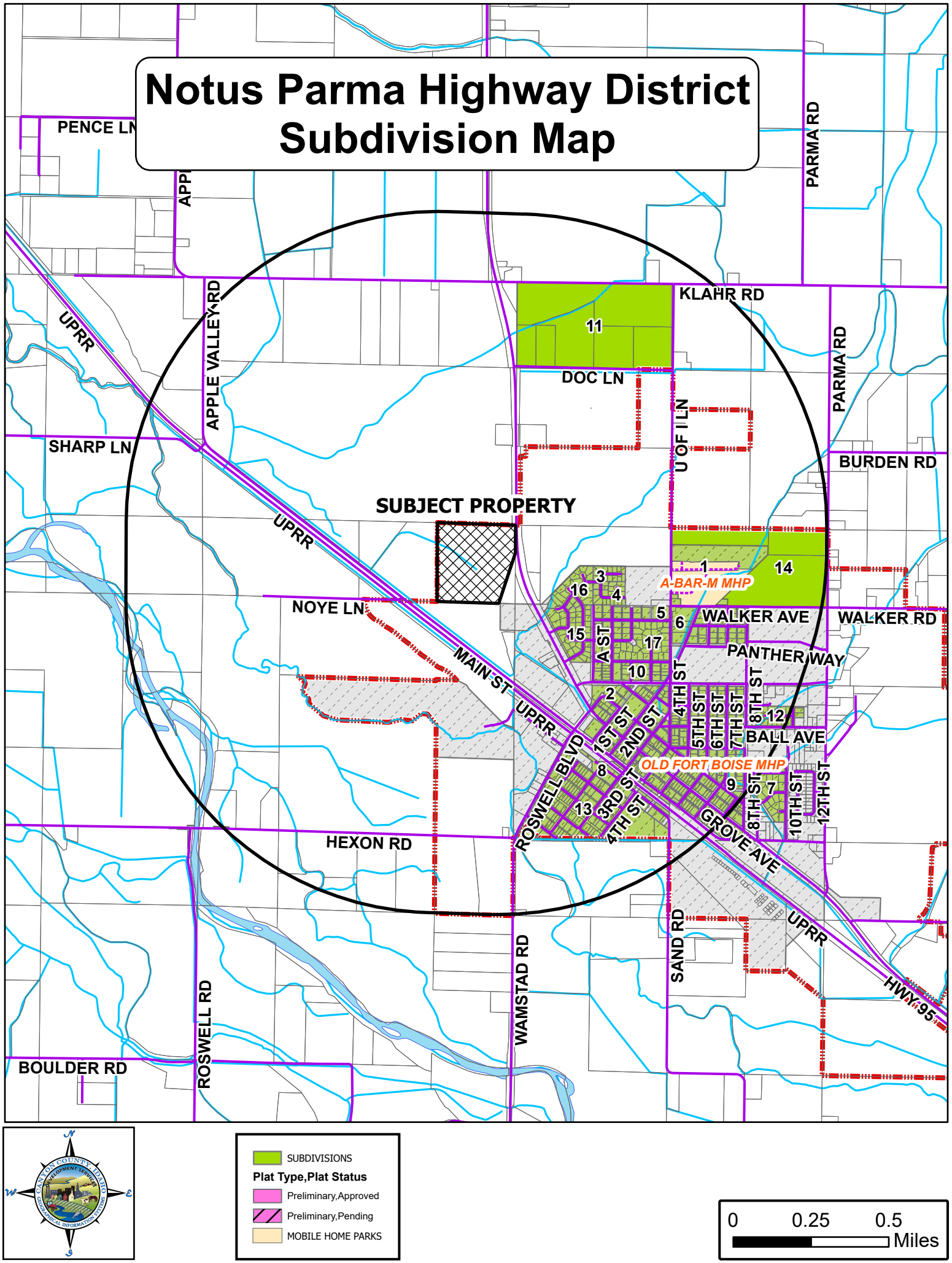
| SOIL CAPABILITY CLASS | SOIL CAPABILITY | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|---|---|---|---|---|
| 6 | LEAST SUITED SOIL | 261861.60 | 6.01 | 15.82% |
| 6 | LEAST SUITED SOIL | 228369.58 | 5.24 | 13.80% |
| 2 | BEST SUITED SOIL | 247472.32 | 5.68 | 14.95% |
| 3 | MODERATELY SUITED SOIL | 73641.69 | 1.69 | 4.45% |
| 3 | MODERATELY SUITED SOIL | 60998.75 | 1.40 | 3.69% |
| 6 | LEAST SUITED SOIL | 219741.79 | 5.04 | 13.28% |
| 4 | MODERATELY SUITED SOIL | 144908.11 | 3.33 | 8.75% |
| 6 | LEAST SUITED SOIL | 42715.63 | 0.98 | 2.58% |
| 5 | LEAST SUITED SOIL | 375536.66 | 8.62 | 22.69% |
| | | 1655246.14 | 38.00 | 100% |

# FARMLAND REPORT

| SOIL NAME | FARMLAND TYPE | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|---|---|---|---|---|
| BsB | Not prime farmland | 261861.60 | 6.01 | 15.82% |
| NsD2 | Not prime farmland | 228369.58 | 5.24 | 13.80% |
| GwA | Prime farmland if irrigated | 247472.32 | 5.68 | 14.95% |
| NsB | Prime farmland if irrigated | 73641.69 | 1.69 | 4.45% |
| DuB | Prime farmland if irrigated | 60998.75 | 1.40 | 3.69% |
| NsE2 | Not prime farmland | 219741.79 | 5.04 | 13.28% |
| NsC | Farmland of statewide importance, if irrigated | 144908.11 | 3.33 | 8.75% |
| BsA | Not prime farmland | 42715.63 | 0.98 | 2.58% |
| BhA | Prime farmland if irrigated and drained | 375536.66 | 8.62 | 22.69% |
| | | 1655246.14 | 38.00 | 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 |


Notus Parma Highway District
Subdivision Map
PENCE LN
APPLE VALLEY RD
PARMA RD
KLAHR RD
DOC LN
U OF I LN
BURDEN RD
UPRR
SHARP LN
SUBJECT PROPERTY
NOYE LN
MAIN ST
A-BAR-M MHP
WALKER AVE
WALKER RD
PANTHER WAY
A ST
4TH ST
5TH ST
6TH ST
7TH ST
8TH ST
BALL AVE
1ST ST
2ND ST
3RD ST
4TH ST
ROSWELL BLVD
OLD FORT BOISE MHP
8TH ST
10TH ST
12TH ST
GROVE AVE
HEXON RD
SAND RD
WAMSTAD RD
ROSWELL RD
BOULDER RD
HWY 95
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

# SUBDIVISION & LOT REPORT

| NUMBER OF SUBS | ACRES IN SUB | NUMBER OF LOTS | AVERAGE LOT SIZE |
|---|---|---|---|
| 17 | 390.67 | 794 | 0.49 |

| NUMBER OF SUBS IN PLATTING | ACRES IN SUB | NUMBER OF LOTS | AVERAGE LOT SIZE |
|---|---|---|---|
| 0 | | | |

| NUMBER OF LOTS NOTIFIED | AVERAGE | MEDIAN | MINIMUM | MAXIMUM |
|---|---|---|---|---|
| 16 | 34.61 | 8.27 | 1.12 | 288.35 |

| NUMBER OF MOBILE HOME PARKS | ACRES IN MHP | NUMBER OF SITES | AVG HOMES PER ACRE | MAXIMUM |
|---|---|---|---|---|
| 2 | 9.26 | 35.00 | 11.50 | 20.00 |

# PLATTED SUBDIVISIONS

| SUBDIVISION NAME | Label | LOCATION | ACRES | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF… | Year |
|---|---|---|---|---|---|---|---|
| A-BAR-M MANUFACTURED HOME COMMUNITY | 1 | 5N5W04 | 3.92 | 18 | 0.22 | PARMA | 2000 |
| BATES ADDITION | 2 | 5N5W09 | 44.94 | 190 | 0.24 | PARMA | 1906 |
| COOPER CROSSING SUBDIVISION | 3 | 5N5W04 | 4.09 | 16 | 0.26 | PARMA | 2022 |
| COOPER CROSSING SUBDIVISION PHASE 2 | 4 | 5N5W04 | 4.18 | 16 | 0.26 | PARMA | 2024 |
| FOUCH ADD | 5 | 5N5W09 | 6.05 | 15 | 0.40 | PARMA | 1953 |
| HIGHLAND ADD PARMA | 6 | 5N5W09 | 13.66 | 37 | 0.37 | PARMA | 1946 |
| IDAHO HEIGHTS SUB | 7 | 5N5W09 | 12.35 | 29 | 0.43 | PARMA | 1972 |
| PARMA ORIGINAL | 8 | 5N5W09 | 37.13 | 177 | 0.21 | PARMA | 1901 |
| PARMA TOWNHOUSES SUBDIVISION | 9 | 5N5W09 | 0.42 | 8 | 0.05 | PARMA | 2024 |
| PIONEER AND FOUCH'S | 10 | 5N5W09 | 12.08 | 48 | 0.25 | 0 | 1906 |
| SIOUX ORCHARDS COMPANY'S SUB | 11 | 5N5W04 | 88.01 | 6 | 14.67 | COUNTY (Canyon) | 1990 |
| SMALL BROOKS ESTATES | 12 | 5N5W09 | 5.63 | 19 | 0.30 | PARMA | 2004 |
| STOCKTON'S SOUTHSIDE | 13 | 5N5W09 | 48.20 | 114 | 0.42 | PARMA | 1939 |
| THORNBURGH SNYDER | 14 | 5N5W04 | 77.29 | 8 | 9.66 | 0 | 1922 |
| TRAIL RIDGE ESTATES PH 1 | 15 | 5N5W09 | 12.82 | 36 | 0.36 | 0 | 2001 |
| TRAIL RIDGE ESTATES PH 2 | 16 | 5N5W09 | 8.61 | 21 | 0.41 | 0 | 2006 |
| WEST HIGHLAND SUB | 17 | 5N5W09 | 11.28 | 36 | 0.31 | PARMA | 1958 |

# SUBDIVISIONS IN PLATTING

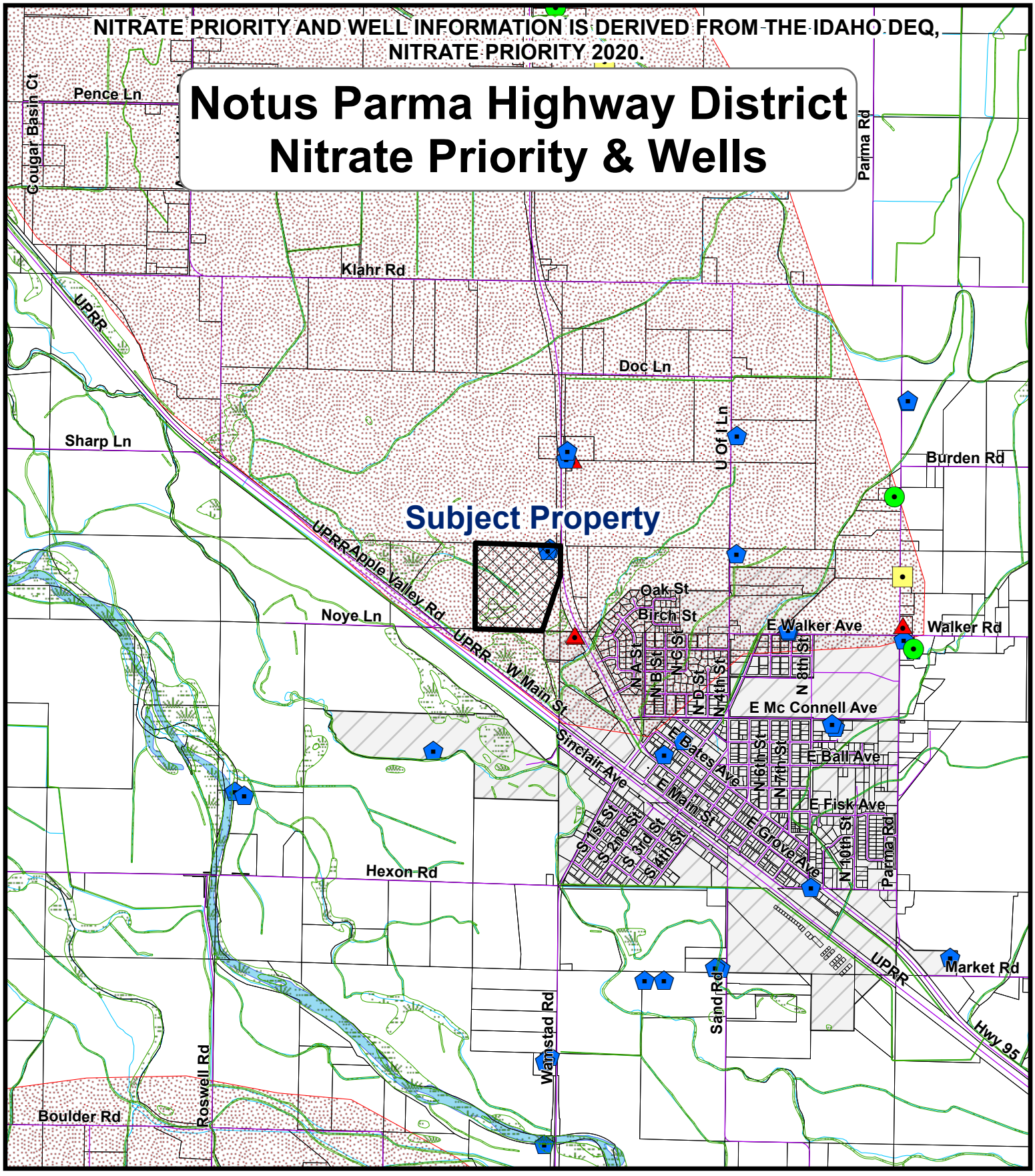
| SUBDIVISION NAME | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |
|---|---|---|---|
| | | | |

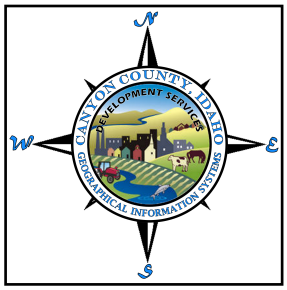
# MOBILE HOME & RV PARKS

| SUBDIVISION NAME | SITE ADDRESS | ACRES | NO. OF SPACES | UNITS PER ACRE | CITY OF… |
|---|---|---|---|---|---|
| A-BAR-M MHP | 1220 North 4th Street | 18.04 | 60 | 3.33 | City of Parma |

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

# Notus Parma Highway District Nitrate Priority & Wells




GEO-THERMAL LOCATIONS

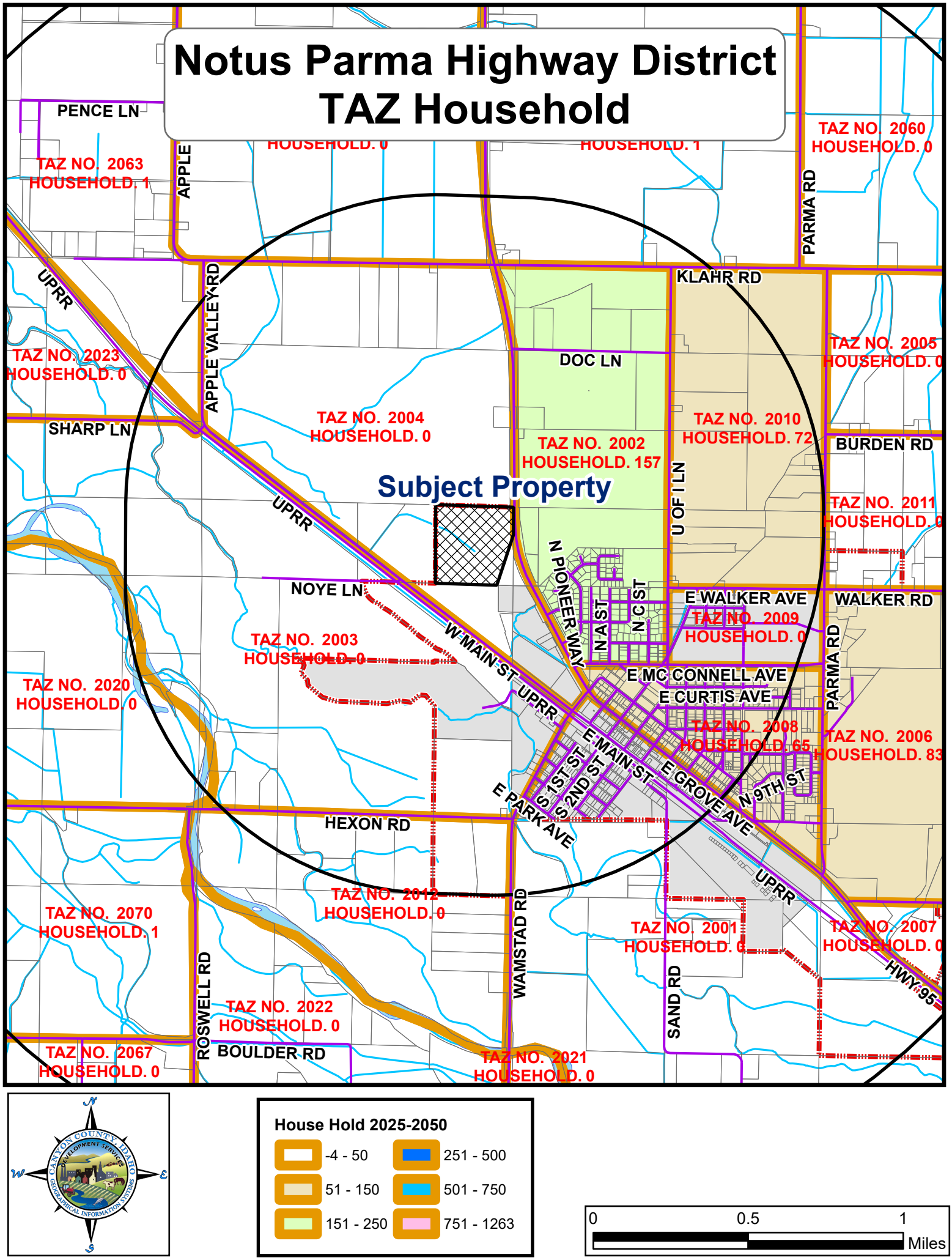
WETLANDS

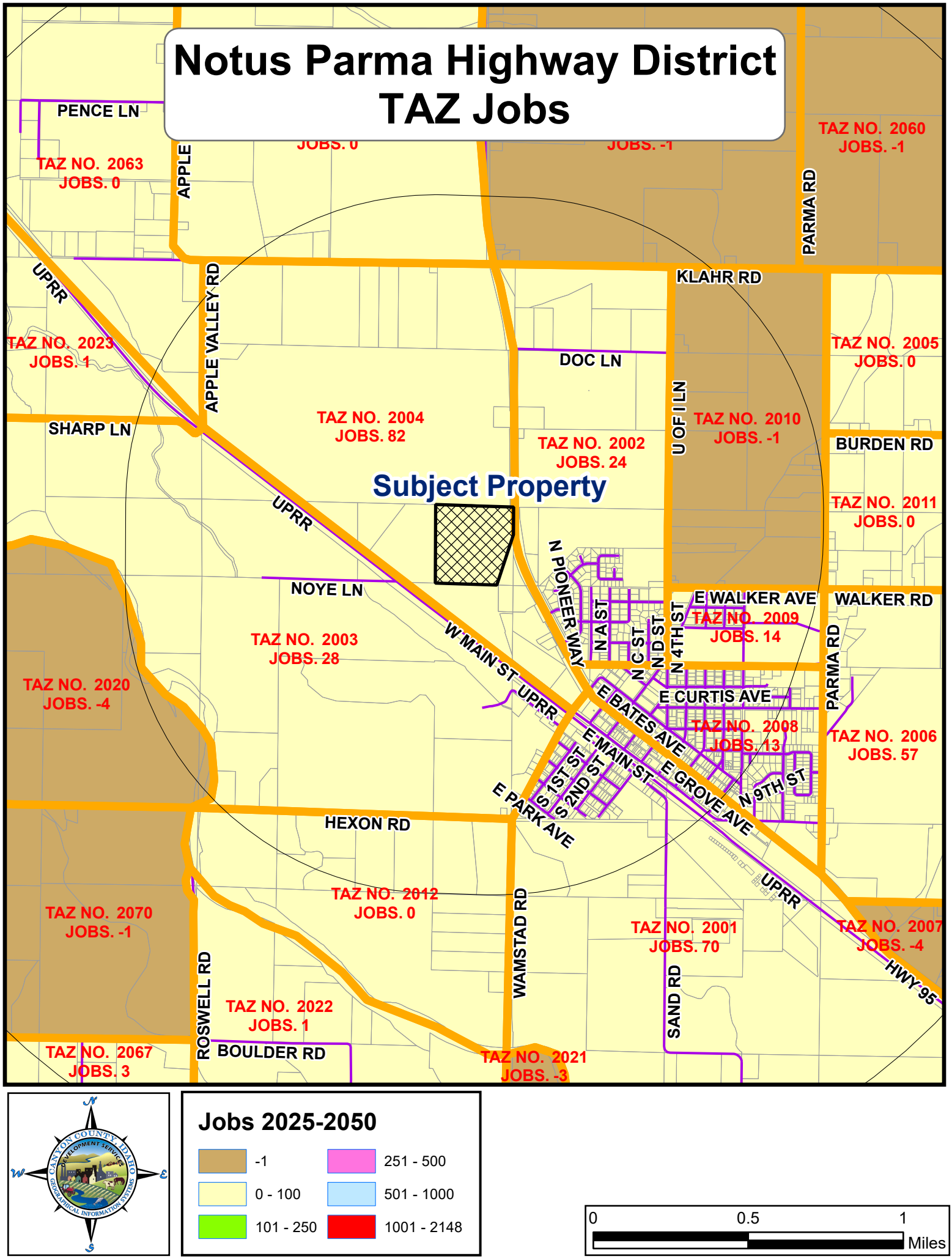
NITRATE_PRIORITY

**DEQ WELLS N03_MGL**

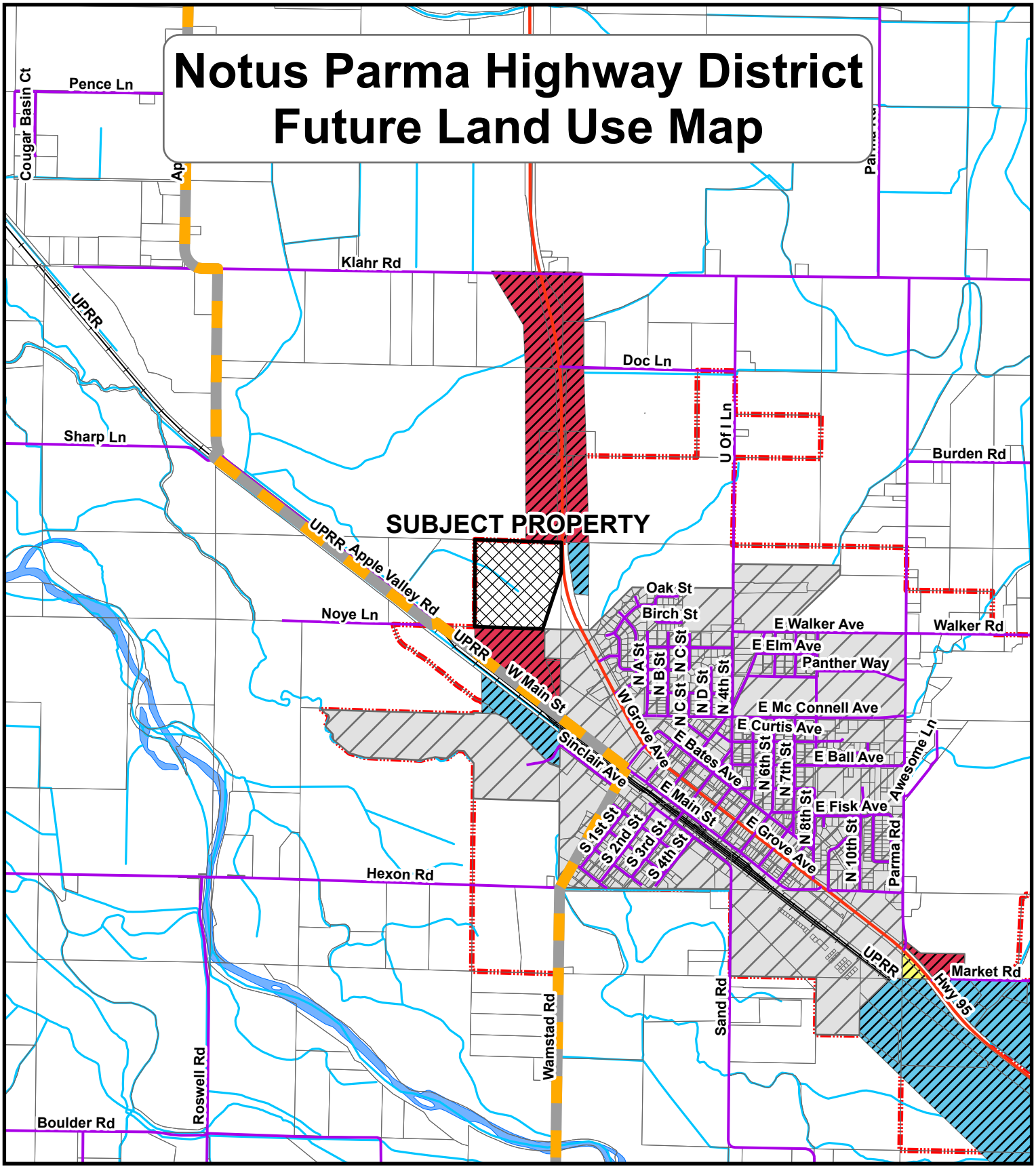
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

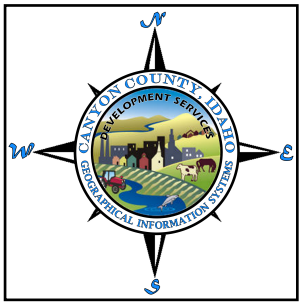
0 0.5 1 Miles


Notus Parma Highway District
TAZ Household
PENCE LN
TAZ NO. 2063
HOUSEHOLD. 1
APPLE
TAZ NO. 2060
HOUSEHOLD. 0
PARMA RD
KLAHR RD
UPRR
APPLE VALLEY RD
TAZ NO. 2023
HOUSEHOLD. 0
DOC LN
TAZ NO. 2005
HOUSEHOLD. 0
SHARP LN
TAZ NO. 2004
HOUSEHOLD. 0
TAZ NO. 2010
HOUSEHOLD. 72
TAZ NO. 2002
HOUSEHOLD. 157
BURDEN RD
Subject Property
U OF I LN
TAZ NO. 2011
HOUSEHOLD. 0
N PIONEER WAY
N A ST
N C ST
NOYE LN
E WALKER AVE
WALKER RD
TAZ NO. 2009
HOUSEHOLD. 0
TAZ NO. 2003
HOUSEHOLD. 0
W MAIN ST
E MC CONNELL AVE
E CURTIS AVE
TAZ NO. 2020
HOUSEHOLD. 0
TAZ NO. 2008
HOUSEHOLD. 65
TAZ NO. 2006
HOUSEHOLD. 83
E MAIN ST
S 1ST ST
S 2ND ST
E GROVE AVE
N 9TH ST
E PARK AVE
HEXON RD
TAZ NO. 2012
HOUSEHOLD. 0
TAZ NO. 2070
HOUSEHOLD. 1
WAMSTAD RD
TAZ NO. 2001
HOUSEHOLD. 0
TAZ NO. 2007
HOUSEHOLD. 0
HWY 95
SAND RD
ROSWELL RD
TAZ NO. 2022
HOUSEHOLD. 0
BOULDER RD
TAZ NO. 2067
HOUSEHOLD. 0
TAZ NO. 2021
HOUSEHOLD. 0
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Notus Parma Highway District
TAZ Jobs
PENCE LN
TAZ NO. 2063
JOBS. 0
APPLE
TAZ NO. 2060
JOBS. -1
PARMA RD
KLAHR RD
UPRR
APPLE VALLEY RD
TAZ NO. 2023
JOBS. 1
DOC LN
TAZ NO. 2005
JOBS. 0
U OF I LN
SHARP LN
TAZ NO. 2004
JOBS. 82
TAZ NO. 2010
JOBS. -1
BURDEN RD
TAZ NO. 2002
JOBS. 24
Subject Property
TAZ NO. 2011
JOBS. 0
UPRR
N PIONEER WAY
NOYE LN
E WALKER AVE
WALKER RD
TAZ NO. 2009
JOBS. 14
N A ST
N C ST
N D ST
N 4TH ST
TAZ NO. 2003
JOBS. 28
W MAIN ST
UPRR
PARMA RD
TAZ NO. 2020
JOBS. -4
E CURTIS AVE
E BATES AVE
TAZ NO. 2008
JOBS. 13
TAZ NO. 2006
JOBS. 57
E MAIN ST
S 1ST ST
S 2ND ST
E GROVE AVE
N 9TH ST
E PARK AVE
HEXON RD
TAZ NO. 2012
JOBS. 0
UPRR
TAZ NO. 2070
JOBS. -1
WAMSTAD RD
TAZ NO. 2001
JOBS. 70
TAZ NO. 2007
JOBS. -4
HWY 95
ROSWELL RD
SAND RD
TAZ NO. 2022
JOBS. 1
TAZ NO. 2067
JOBS. 3
BOULDER RD
TAZ NO. 2021
JOBS. -3
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

# Notus Parma Highway District
# Future Land Use Map



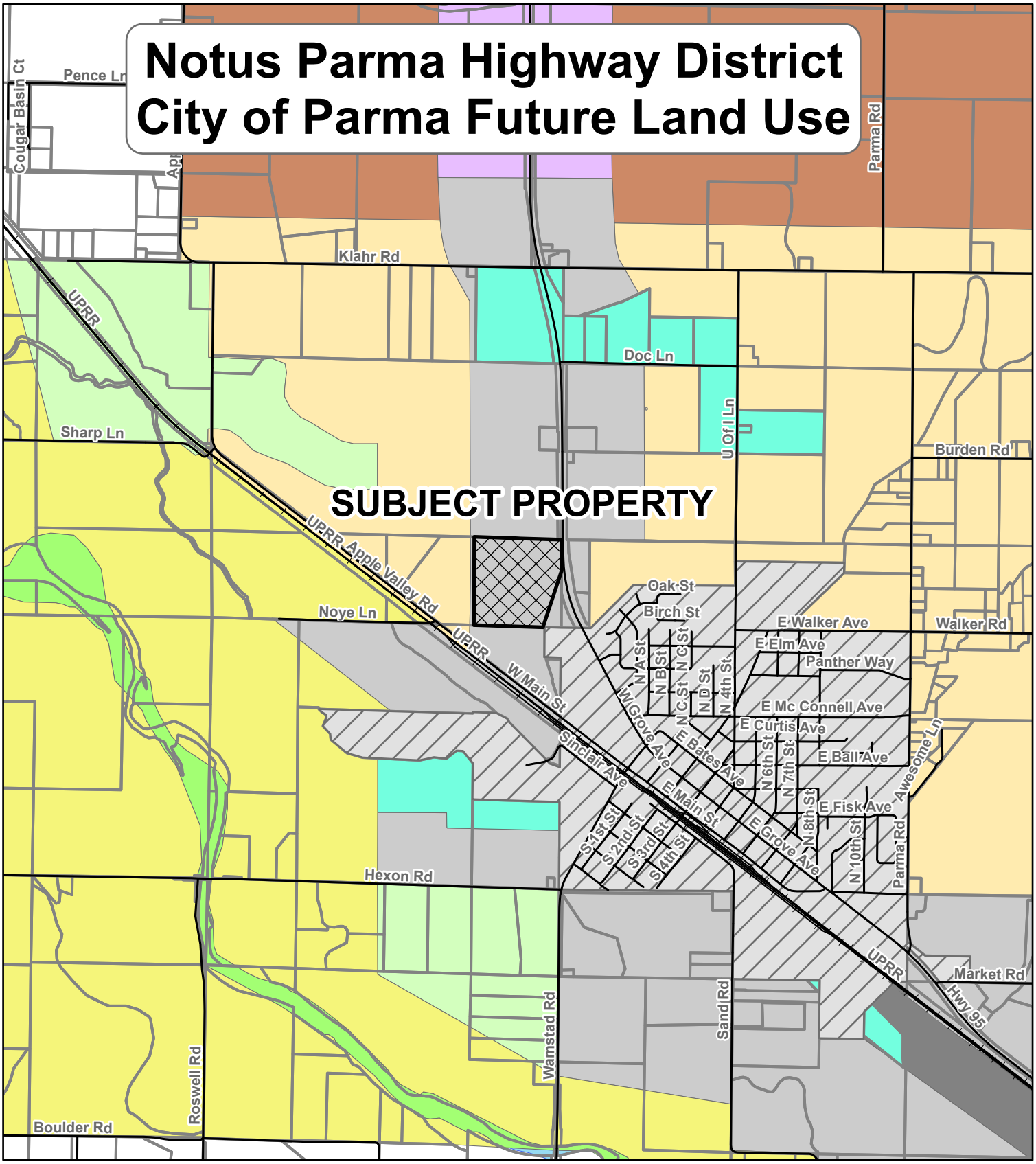



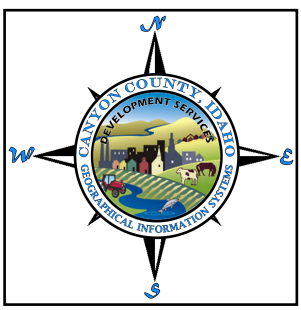

## Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

# Notus Parma Highway District
# City of Parma Future Land Use

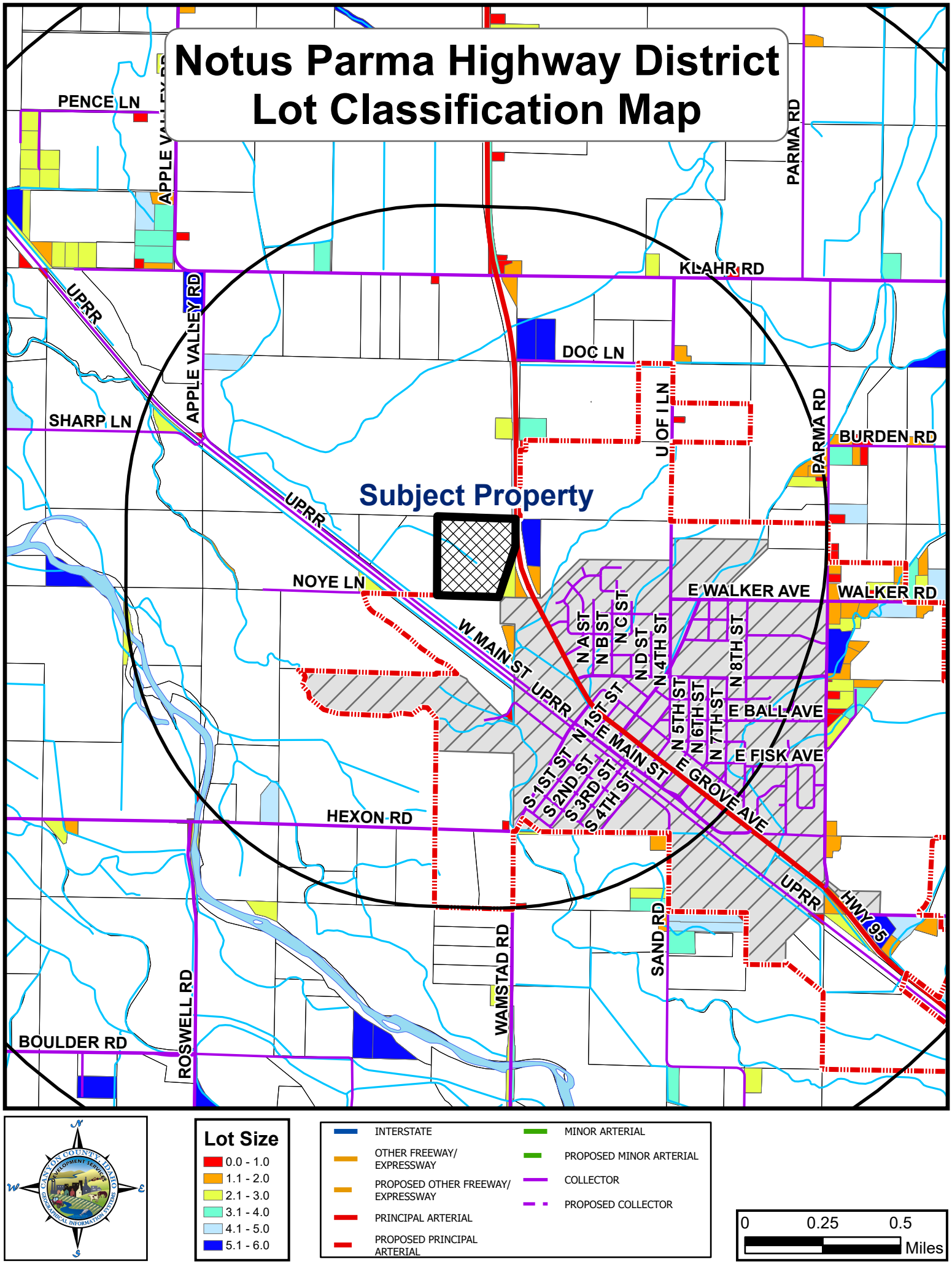


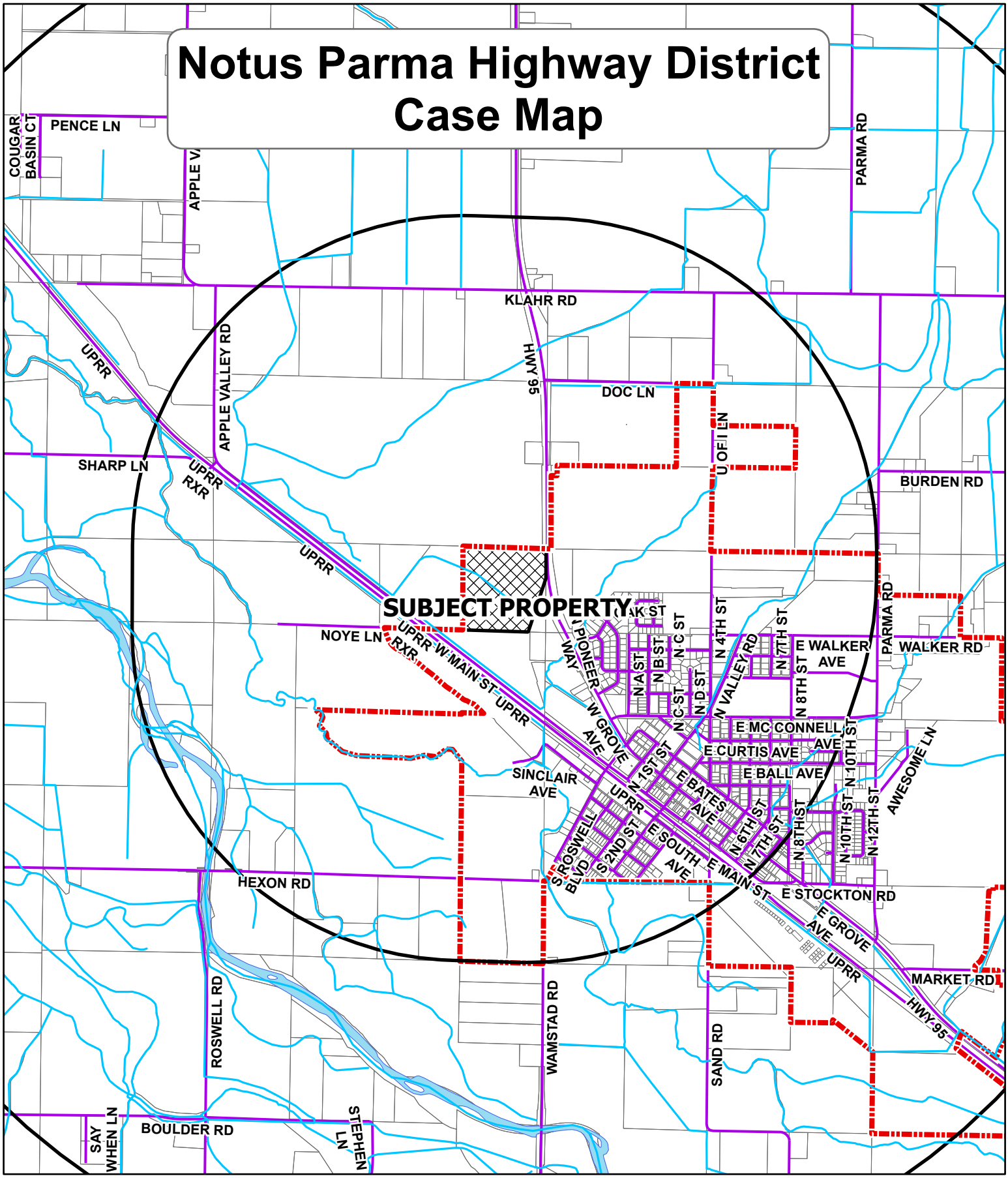

**ParmaCompPlan**

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Rural Residential
- Mixed Use
- Commercial
- Central Business District
- Commercial/Industrial
- Heavy Industrial
- Open Space
- Public
- Residential Recreational

0 0.25 0.5 Miles


Notus Parma Highway District
Lot Classification Map
PENCE LN
APPLE VALLEY RD
PARMA RD
KLAHR RD
UPRR
DOC LN
U OF I LN
SHARP LN
BURDEN RD
Subject Property
NOYE LN
E WALKER AVE
WALKER RD
W MAIN ST
N A ST
N B ST
N C ST
N D ST
N 4TH ST
N 8TH ST
N 1ST ST
E MAIN ST
N 5TH ST
N 6TH ST
N 7TH ST
E BALL AVE
E FISK AVE
S 1ST ST
S 2ND ST
S 3RD ST
S 4TH ST
E GROVE AVE
HEXON RD
SAND RD
HWY 95
WAMSTAD RD
ROSWELL RD
BOULDER RD
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

# Notus Parma Highway District Case Map



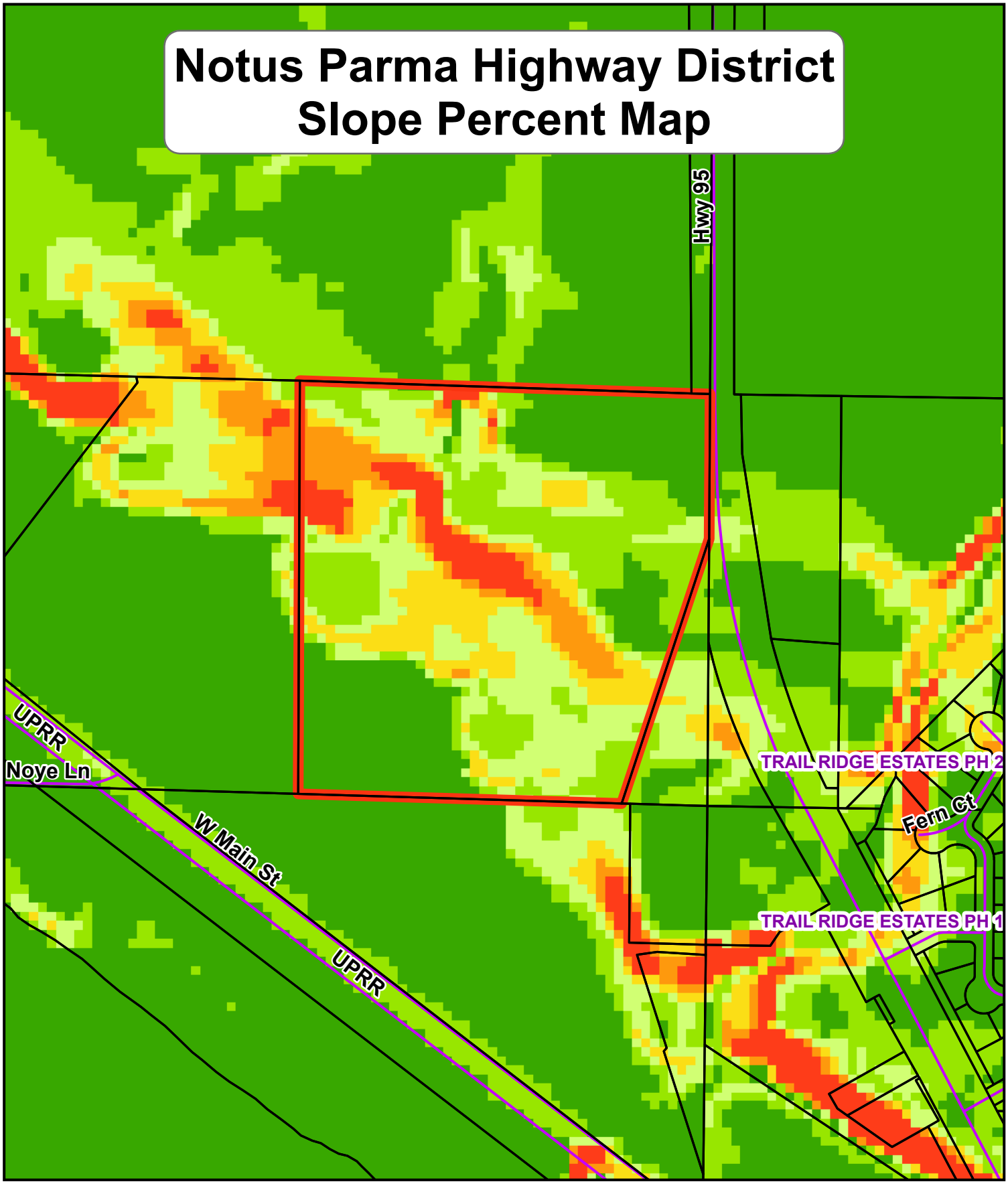

Year
2020
2021
2022
2023
2024
2025

0 0.5 1 Miles

# CASE SUMMARY

| ID | CASENUM | REQUEST | CASENAME | FINALDECIS |
|---|---|---|---|---|
| | | | | |

# Notus Parma Highway District
# 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

## Michelle Barron

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>
**Sent:** Monday, March 23, 2026 4:58 PM
**To:** Michelle Barron
**Cc:** Mitch Kiester
**Subject:** [External] RE: Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2
**Attachments:** Pre.Development.Meeting.Notes.12.15.2025.pdf

Hi Michelle,

1.) Will a Nutrient Pathogen Study be required? **The project is located within a designated Nitrate Priority Area. Accordingly, a Nutrient Pathogen (N-P) Study will be required if the estimated wastewater flow meets or exceeds 600 gallons per day.**
2.) Will adequate sanitary systems be provided to accommodate the use? **It has not yet been determined whether adequate sanitary systems can be provided to accommodate the proposed use. Test holes are required to evaluate soil suitability for a subsurface sewage disposal system on each lot.**
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.**

Please see the attached the pre-development notes.

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:** Monday, March 23, 2026 11:19 AM

**To:** clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; tkelly@parmaschools.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; gwatkins@nphd.net; 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>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; fcdc1875@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>; middletown.rich@gmail.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>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov; brandon.flack@idfg.idaho.gov; idahoaaa@gmail.com; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
**Subject:** Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2

**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/815. You are invited to provide written testimony or comments by **April 23, 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 **Michelle Barron** at michelle.barron@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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SOUTHWEST DISTRICT HEALTH

**Environmental & Community Health Services**
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

## Pre-Development Meeting

Name of Development: Notus Parma Highway District Project

Applicant: Alex Jones

P.E./P.G.: _____

Others In Attendance: _____

_____

# of Lots: N/A Wastewater Flow: N/A Acreage Proposed: 38.0

Location of Development: 29211 Hwy 95, Parma, ID 83660

Parcel # : R38701000 0

Project in Area of Concern: In a designated N-P Area Groundwater/Rock <10': >10'

Level 1 NP Study Required: ○ Yes ◉ No

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ◉ Individual ○ City ○ Community ○ Public Water Supply

Information Distributed: ○ SER ◉ NP Guidance ○ Non-Domestic WW ap

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss a proposal for a comprehensive plan amendment and rezoning of approximately 38.0 acres from Agricultural (AG) to Light Industrial (M-1). The property currently contains an existing residential dwelling served by an individual well and subsurface sewage disposal system, which also serves an on-site caretaker's quarters. The parcel is located within a designated Nitrate Priority Area. Accordingly, a Nutrient Pathogen (N-P) Study will be required if the estimated wastewater flow meets or exceeds 600 gallons per day. A review of the NRCS Web Soil Survey indicates silty clay soils on the property, with no apparent concerns related to shallow groundwater conditions. Upon approval of the proposed rezoning, the applicant will be required to apply for a site evaluation and conduct test holes to determine the feasibility of subsurface sewage disposal systems in accordance with IDAPA 58.01.03. In addition, a Letter of Intended Use must be submitted as part of the permitting process.

Anthony Lee



Date: 12/15/2025

## Michelle Barron

**From:** BRO Admin <BRO.Admin@deq.idaho.gov>
**Sent:** Monday, March 30, 2026 11:50 AM
**To:** Michelle Barron
**Cc:** Jennifer Lahmon
**Subject:** [External] RE: Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2
**Attachments:** Agency Notice OR2025-0027 & CR2025-0018 Notus-Parma Highway District #2_BRO Comments.pdf

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Please see the attached letter from Boise Regional DEQ Administration.

Sincerely,

**Carlene Oberg**
**Administrative Assistant I**
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
**Sent:** Monday, March 23, 2026 11:19 AM
**To:** clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; tkelly@parmaschools.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; gwatkins@nphd.net; 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>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; fcdc1875@gmail.com; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; anthony.lee@phd3.idaho.gov; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; middletown.rich@gmail.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>; BRO Admin <BRO.Admin@deq.idaho.gov>; IDWR File <file@idwr.idaho.gov>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; idahoaaa@gmail.com; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
**Subject:** Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2

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Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@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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1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

March 30, 2026

Michelle Barron, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Michelle.barron@canyoncounty.id.gov

Subject: Agency Notice OR2025-0027 & CR2025-0018 Notus-Parma Highway District #2

Dear Michelle Barron:

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) 373-0201.
   - 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. **WATEWATER AND RECYLED 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) 373-0459.

**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) 373-0459.

**4. SURFACE WATER**

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- 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) 373-0564.

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) 373-0510.

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

## Michelle Barron

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>
**Sent:** Friday, April 24, 2026 9:48 AM
**To:** Michelle Barron
**Subject:** [External] FW: Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2
**Attachments:** 042426_Notus Parma TR.pdf

Hi Michelle,

Attached please find ITD's comments for the Notus Parma HD application.

**Kendra Conder**
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190




---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
**Sent:** Monday, March 23, 2026 11:19 AM
**To:** clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; tkelly@parmaschools.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; gwatkins@nphd.net; 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>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; fcdc1875@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>; middletown.rich@gmail.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>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov; brandon.flack@idfg.idaho.gov; idahoaaa@gmail.com; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
**Subject:** Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/815. You are invited to provide written testimony or comments by **April 23, 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 **Michelle Barron** at michelle.barron@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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**IDAHO TRANSPORTATION DEPARTMENT**
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 24, 2026

Michelle Barron
Planner
Canyon County Development Services

VIA EMAIL

| | |
|---|---|
| **Development Application** | OR2025-0027/CR2025-0018 |
| **Project Name** | Notus-Parma Highway District No. 2 |
| **Project Location** | 29211 Highway 95 |
| **Project Description** | Comp Plan Amendment |
| **Applicant** | Alex Jones, JUB Engineers |

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The applicant will need to apply for an ITD encroachment permit and meet the following specifications for a commercial two-way approach:
    a. Width between 25'-40' and radii between 30'-40'.
    b. Pave any part of the approach and driveway that is within ITD's right-of-way.
    c. Included is ITD's key-in detail and rural approach standard drawing.
2. While the applicant does not have a final set of plans for the new site, they anticipate approximately 12,000-15,000 square feet for an office and shop. Additionally, the highway district has 9 staff members. With this information, ITD does not anticipate a high volume of trips that would necessitate any traffic analysis.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

*Kendra Conder*

Kendra Conder
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