Planning and Zoning Commission
Hearing Date: October 1, 2026
Canyon County Development Services Department

BOCC REMANDED: July 30, 2026
PLANNING DIVISION ADDENDUM

CASE NUMBER:	**CU2025-0031**
APPLICANT/PROPERTY OWNER:	**Lucus Hansen**
APPLICATION:	The applicant, Lucus Hansen, requests a Conditional Use Permit to establish a slaughterhouse on an approximately 11.30-acre parcel in the "A" (Agricultural) zone.
LOCATION:	The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012, a portion of the NE quarter of Section 20, T6N, R5W, BM, Canyon County, Idaho.
ANALYST:	Amber Lewter, Associate Planner
P&Z Decision:	The Planning and Zoning Commission approved the Conditional Use Permit, subject to conditions, on May 21, 2026.
Appeal:	The decision was appealed on June 5, 2026.
BOCC:	On July 30, 2026, the Board of County Commissioners remanded the matter to the Planning and Zoning Commission for additional information and clarification from the applicant.

SUMMARY OF REQUEST:

The applicant, Lucus Hansen, is requesting a Conditional Use Permit to establish a slaughterhouse on approximately 11.30 acres in an "A" (Agricultural) zone. The proposed use is a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm with a maximum of eight (8) employees. The applicant anticipates approximately 20 customer vehicles a week (**PZ Staff Report Exhibits B2, B2.1, B2.2, B3, and B4**).

The applicant's letter of intent indicates that approximately 10 animals per week will be slaughtered, consisting primarily of cattle and pigs. The proposed building is 60 feet by 100 feet and will include a restroom, breakroom, and retail store for the sale of processed meat as an accessory use to the slaughterhouse. A pasture and holding pen are proposed behind the building. According to email correspondence and the land use matrix, the applicant is proposing five to six (5 – 6) paved parking spaces and a loading and unloading area in front of the building (**PZ Staff Report Exhibits B2, B2.1, B2.2, B3, and B4**).

The applicant will contract with the business "Darling", which provides a container for the meat by-products, including bones. The applicant has stated that Darling will pick up the animal by-product twice a week for use in animal food and other products. The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**PZ Staff Report Exhibits B2.1, B2.2, and B2.3**).

The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste associated with the proposed slaughterhouse (**PZ Staff Report Exhibit E8.3**).

CASE FILE HISTORY:
The application was originally submitted on November 10, 2025, requesting a Conditional Use Permit for a slaughterhouse.

On April 28, 2026, staff spoke with the Food Department at Southwest District Health (SWDH) regarding the proposed use. SWDH advised that the applicant is required to submit a Plan Review Application. The results of that review will determine the applicable regulatory requirements of SWDH and the U.S. Department of Agriculture (USDA). SWDH provided additional resources to staff on April 29, 2026 (**PZ Staff Report Exhibits E9, E9.1, and E9.2**).

> Idaho's Licensing Guidance Table for Food Processing and Storage indicates that the health district will license and inspect the facility during the first year of operation, subject to certain exceptions. After the first year, the facility may be referred to the U.S. Food and Drug Administration (FDA) for jurisdiction. The guidance also indicates that custom meat processing falls under USDA jurisdiction, while retail sales are licensed by the health district (612-073). Meat sold retail must be from a plant with continuous USDA inspection (**PZ Staff Report Exhibit E9.1**).
>
> The USDA information provided to staff further explains the applicable jurisdiction and exceptions related to slaughterhouse operations. The applicant will be required to obtain all applicable food permits and comply with USDA requirements prior to commencing operations (**PZ Staff Report Exhibit E9.2**).

On May 21, 2026, the Planning and Zoning Commission heard case CU2025-0031. The staff report, written comments, agency comments, oral testimony, documentary evidence, and the entire record were considered. The Planning and Zoning Commission approved case CU2025-0031 subject to the following conditions (**BOCC Appeal Staff Report Exhibit B**):

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. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.
    b. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.
    c. The applicant shall coordinate with the Department of Environmental Quality (DEQ) to manage on-site waste products and disposal. Evidence shall be a letter of review and approval from DEQ, provided prior to commencement of use (**PZ Staff Report Exhibit E1**).

d. The applicant shall meet Canyon County's GIS Department requirements prior to beginning operations (**PZ Staff Report Exhibit E6**).

2. The applicant shall obtain a commercial building permit for the slaughterhouse prior to commencement of use.

    a. The applicant shall appropriately permit the agriculture (AG) building within **180 days of the approval of the Conditional Use Permit** (**PZ Staff Report Exhibit E7**).

    b. Development on slopes 15% or greater, as shown in the USGS Map (**PZ Staff Report Exhibit C2.14**), requires a preliminary engineered grading and drainage plan for any development (grading, road construction, and structures) to be submitted prior to building issuance in compliance with §07-17-33(1)C. Applicable regulations and standards of the stated code shall be determined by the County Engineer, and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance. A final engineered grading and drainage shall be submitted prior to the certificate of occupancy.

3. The applicant shall comply with applicable Idaho Department of Transportation (ITD) requirements prior to operations (**PZ Staff Report Exhibit E2**).

    a. An approved approach permit shall be obtained prior to commencement of the use for the proposed access, as evidenced by the applicant providing Development Services with an approved Idaho Department of Transportation (ITD) document indicating the completion of improvements.

4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.

5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.

    a. The applicant shall not deposit animal waste into the irrigation structures (**PZ Exhibit E5**).

6. 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 ft in height, a building permit is required.

7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**PZ Staff Report Exhibits B2, B2.1, and B3**).

    a. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.

    b. The proposed retail sales shall stay as an accessory use to the slaughterhouse and shall not exceed 400 sq. ft in size.

    c. The applicant must have no less than 10 parking spaces on-site in accordance with CCCO Section 07-13-03.

d. The hours of operation shall be Monday through Saturday, 7 am – 5 pm (**PZ Exhibit B4**).

e. The building for operational purposes shall not exceed 6100 sq ft.

8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.

9. A dust mitigation plan shall be provided prior to commencement of use to the Development Services Department. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.

    a. The applicant shall pave the parking area (**PZ Staff Report Exhibit B2.2**).

10. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed use. Evidence shall be a letter of review and approval from SWDH, provided prior to commencement of use (**PZ Staff Report Exhibit E8.1**).

    a. The applicant shall obtain the required food permits prior to beginning operations unless waived (**PZ Staff Report Exhibit E9.1**).

11. The applicant shall comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from Parma Fire District prior to commencement of use.

12. The applicant shall retain stormwater drainage onsite.

13. The applicant shall obtain water rights for the proposed use through the Idaho Department of Water Rights (IDWR) if the proposed use exceeds 2,500 gallons per day (**PZ Staff Report Exhibit E4**).

14. The applicant shall meet all applicable U.S. Department of Agriculture (USDA) requirements for the proposed use. Evidence shall be a letter of review and approval from USDA, provided prior to commencement of use (**PZ Staff Report Exhibit E9.2**).

15. Waste System Setbacks:

16. The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the other owner gives written consent to a shorter distance.

17. No animal waste system shall be located closer than one hundred feet (100') from a domestic or irrigation well.

18. No animal waste system shall be located closer than one hundred feet (100') from a public right of way.

19. The conditional use for the slaughterhouse shall be limited to Lucus Hansen and family. Should ownership of parcel R39357012 change from Lucus Hansen or an immediate family member, the

new property owner shall provide Development Services Department with notarized consent to the slaughterhouse conditions.

Planning and Zoning Commission signed the Findings of Facts, Conclusions of Law, and Order of Decision (FCOs) on May 21, 2026. An appeal was filed within the 15 days of the appeal period on June 5, 2026 (**BOCC Appeal Staff Report Exhibit A**). The appellant requested that the Board of County Commissioners overturn the Planning and Zoning Commission's decision for approval and deny the conditional use permit for a slaughterhouse on parcel R39357012, consisting of approximately 11.30 acres, in the "A" (Agricultural) zone.

The appellant asserted that the Planning and Zoning Commission erred because the proposed Conditional Use Permit for a slaughterhouse does not meet all the required criteria for the following reasons (**BOCC Appeal Staff Report Exhibit A**):

07-07-05(3): A slaughterhouse is not consistent with the 2030 Comprehensive Plan.

- The appellant contends that the proposal is inconsistent with the Comprehensive Plan's policies encouraging preservation of rural residential character.

07-07-05(4): The slaughterhouse will be injurious to other property in the immediate vicinity and will negatively change the essential character of the area.

- The appellant states that the approval of an industrial slaughterhouse directly conflicts with the residential/agricultural nature of the area.
- The approval of the slaughterhouse gives the appearance of "spot zoning".
- The slaughterhouse will create severe nuisance impacts to the area such as noxious odor, pests, noise, and an increase in power generation, which would in turn increase the likelihood of power outages.
- The appellant argues that there are unmitigated environmental and public health risks that the slaughterhouse would generate and expose the area to hazardous and biological waste such as blood/chemical waste and wastewater insufficiencies.

07-07-05(5): There are not adequate sewer, drainage, and utility systems to accommodate the use of a slaughterhouse.

- The appellant states that the wastewater insufficiencies pose a threat to the local waterways and the residential water wells that pull from the general vicinity aquifer.

07-07-05(7): There will be undue interference with the existing or future traffic patterns.

- The appellant expresses that Highway 95 is known as "Killer 95" for a reason and has witnessed near-monthly accidents and fatalities at the intersection of the proposed site.

The appellant additionally raised concerns regarding inconsistencies in notification to property owners located within 1,000 feet of the subject property. Property owners located in Canyon County were notified on April 16, 2026, while property owners located in Payette County were notified on April 28, 2026. The appellant contends that the differing notification dates constitute a documented process failure.

On July 30, 2026, the appeal was scheduled in front of the Board of County Commissioners. The Board remanded the matter to the Planning and Zoning Commission to rectify the notification process and to obtain additional information and clarification from the applicant. (**PZ Remand Addendum Exhibit A)**

The applicant was not present for the appeal before the Board. On the evening of July 30, 2026, staff emailed the applicant advising him of the remand and the additional information and clarification requested by the Board, and additional information requested by staff (**PZ Remand Addendum Exhibit B1**).

The Board identified the following items:

1. **Property owner notification discrepancy.** The County will pay for re-notification of property owners for the Planning and Zoning Commission remand.
2. **CAFO-level review.** Staff is to clarify whether the proposed operation requires a Concentrated Animal Feeding Operation (CAFO)-level review.
3. **Number of animals processed.** The applicant is to clarify the discrepancy regarding the number of animals proposed to be processed. Public testimony indicated approximately 10 head per week; however, Southwest District Health's Pre-Application Meeting references 36 animals.
4. **Water and wastewater design.** The applicant is to provide information demonstrating whether the proposed water and wastewater design flow is adequate for the proposed operation.
5. **Crash data.** The applicant is to provide crash data or crash incident statistics for the area.
6. **Power outages.** The applicant is to provide a plan for maintaining operations during power outages.
7. **Mobile kill service.** The applicant is to clarify whether a mobile kill service is proposed. If so, the applicant shall provide the scope of the proposed operation and identify whether all applicable agencies have reviewed and acknowledged the proposed scope.

   Effect of mobile kill service on the application. If a mobile kill service is proposed, staff and the Planning and Zoning Commission will need to determine whether the proposal changes the criteria analysis or conditions of approval.
8. **Waste management.** The applicant is to provide a waste management analysis.
9. **Idaho Department of Agriculture standards.** The applicant is to clarify the applicable Idaho Department of Agriculture standards and explain how the proposal will comply.
10. **ITD access.** The applicant is to verify that the proposed access is acceptable to the Idaho Transportation Department.

Staff requested the following additional items from the applicant :

11. **Wastewater Treatment Technology.** The applicant is to identify the wastewater treatment technology that will be used.
12. **Seasonal High Groundwater.** The applicant is to provide information regarding the seasonal high groundwater depth.
13. **Nutrient/Pathogen Study.** The applicant is to verify whether a nutrient/pathogen study is required based on the proposed scope of operations.

14. **Stormwater Permit.** The applicant is to confirm whether a stormwater permit coverage permit is required.
15. **Pest Control Plan.** The applicant is to provide a pest control plan.
16. **Odor Control Plan.** The applicant is to provide an odor control plan.
17. **Noise Control Plan.** The applicant is to provide a noise control plan.

On August 7, 2026, the applicant provided the following (**PZ Remand Addendum Exhibit B2**):

1. **Property Owner Notification Discrepancy:** N/A
2. **CAFO-Level Review:** N/A
3. **Number of Animals Processed:** The applicant stated: "To clarify: The amount of animals that the system was built for from SWDH and DEQ is 36 animals per day. Although the facility will not support that, the system is built for that."
4. **Water and Wastewater Design:** The applicant stated that the information is addressed in the civil plans and is within County Code requirements.
5. **Crash Data:** The applicant stated that ITD is obtaining the crash data.
6. **Power Outages:** The applicant stated that the coolers and freezer are designed to keep animals cool and frozen during power outages and that he consulted with local butchers regarding this issue.
7. **Mobile Kill Service:** The applicant stated: "Mobile butchering is not what we are focused on at this point but if we decide to do so it would lower the amount of traffic that would come to the facility."
8. **Waste Management:** The applicant stated that Darling has indicated it can pick up waste on any day of the week as needed and that the applicant intends to establish a weekly pickup schedule.
9. **Idaho Department of Agriculture Standards:** The applicant stated that the Department of Agriculture has no regulatory involvement with slaughterhouses.
10. **ITD Access:** The applicant stated that ITD is obtaining the required permit.
11. **Wastewater Treatment Technology:** The applicant stated that the wastewater treatment system is shown in the SWDH plans and includes an additional tank prior to discharge to the drainfield.
12. **Seasonal High Groundwater:** The applicant stated that SWDH has established that seasonal high groundwater is not present.
13. **Nutrient/Pathogen Study:** The applicant stated that SWDH does not require a nutrient study.
14. **Stormwater Permit:** The applicant stated that the stormwater requirements are addressed in the civil plans prepared by the civil engineer.
15. **Pest Control Plan:** The applicant stated that a pest control company will be used to address pest control.
16. **Odor Control Plan:** The applicant stated that odor control will consist of having waste picked up the day after the slaughter day.

17. **Noise Control Plan:** The applicant stated that there will be no noise requiring mitigation because all activities will occur inside the facility.

For items regarding the adequacy of the water and wastewater design and stormwater requirements, the applicant indicated that the requested information would be provided in the civil plans prepared by the project's civil engineer.

On August 10, 2026, staff requested a copy of the civil plans. The applicant responded that the civil plans were not yet complete and would be provided to staff when available (**PZ Remand Addendum Exhibit B4**).

On August 25, 2026, the applicant requested that the remand proceed without the completed civil plans (**PZ Remand Addendum Exhibit B5**).

On August 26, 2026, the applicant's civil engineer provided a letter addressing the preliminary stormwater and septic design. The engineer stated that the final stormwater and septic designs will depend on grading plans and soil testing. Initial soil data from the National Web Soil Survey indicate moderate to good water movement. Geotechnical infiltration testing will be used to evaluate the proposed septic fields and any required stormwater drainage. The civil engineer further stated that the project will comply with applicable stormwater permitting requirements. If more than one acre is disturbed, the project will obtain coverage under the applicable Construction General Permit and develop a Stormwater Pollution Prevention Plan (**PZ Remand Addendum Exhibit C**).

The Idaho State Department of Agriculture confirmed on September 3, 2026, that they have no regulatory role for livestock slaughter facilities in Idaho and that the Idaho Department of Environmental Quality would manage the industrial waste for the proposed slaughterhouse (**PZ Remand Addendum Exhibit D1**).

On September 4, 2026, staff contacted three custom meat processing/slaughter facilities in Idaho to obtain information regarding typical operating practices and mitigation measures associated with similar facilities: Greenleaf Meat Packaging, Greenfield Custom Meat, and Rising Star Custom Meats.

> Two of the three facilities utilize private well and septic systems, while the third facility is served by municipal water and sewer. Each facility reported utilizing Darling for removal of animal by-products. The facilities reported that Darling typically provides waste pickup approximately twice per week, with pickup increasing to approximately three times per week during busier periods. Greenleaf Meat Packaging, which has residences located to the east, west, and north of the facility, reported that waste is picked up approximately three times per week on a regular basis.
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> The facilities reported processing approximately 30 animals per week on average. Each facility identified its operation as being identified as custom exempt by USDA and subject to USDA requirements applicable to custom-exempt establishments. The facilities reported that USDA inspections include review of pest-control practices, water sampling, required records, product packaging, and verification that custom-exempt product is appropriately identified as not for sale. The facilities further reported that the sale of custom-exempt product would require continuous USDA inspection during slaughter and processing. *See the information received from the Food Department at Southwest District Health (SWDH) for further details on a custom-exempt establishment (**PZ Staff Report Exhibits E9, E9.1, and E9.2**).*

Each of the facilities contacted by staff operates a small accessory retail area. The facilities reported that retail sales generally consist of products such as jerky and similar processed meat products.

Regarding power outages, each facility reported maintaining a backup generator. The facilities also reported that refrigerated and frozen products can remain at appropriate temperatures for several hours without generator power, depending upon the circumstances.

Staff also inquired about odor and noise mitigation. Two of the three facilities reported having no residences within approximately one mile and indicated that they do not utilize additional odor or noise mitigation measures beyond their normal operating practices. Greenleaf Meat Packaging, which has residences adjacent to the facility, reported additional measures to address potential impacts. The facility has a designated on-site slaughter day and utilizes a mobile kill unit as an additional noise-control measure. The facility also reported using a treatment product in its drainage system several times per week to assist with the breakdown of fats and reduction of odors.

Pest-control practices varied among the facilities. Reported practices included the use of traps and other measures by facility operators, as well as contracting with third-party pest-control providers.

The facilities also reported that cattle brands are required to be inspected at the time of slaughter. Each facility stated that customers generally provide the applicable brand inspection information for animals brought to the facility.

The information obtained from these facilities is provided as contextual information regarding operating practices at comparable custom slaughter facilities. The facilities contacted by staff are not identical to the proposed operation and their operating practices do not establish the regulatory requirements applicable to the subject property. Applicable regulatory requirements remain subject to review and approval by the appropriate federal, state, and local agencies.

On September 8, 2026, Southwest District Health (SWDH) clarified that the maximum total wastewater flow for the proposed facility is 639 Gallons Per Day (GPD), based on the processing of 36 animals per week, and that the wastewater treatment technology that will be used is an Extended Treatment Package System (ETPS), such as a MicroFAST or Norweco treatment unit. Southwest District Health stated that, based on the test hole logs, groundwater was not observed. The property is not located within a Nitrate Priority Area; therefore, a Nitrate Priority Study is not required (**PZ Remand Addendum Exhibit D2**).

The Idaho Department of Environmental Quality (DEQ) provided general comments on September 8, 2026 (**PZ Remand Addendum Exhibit D3**).

On September 9, 2026, the Idaho Transportation Department (ITD) advised that additional improvements will be required for the subject property to gain access to US-95 and that only one access will be allowed (**PZ Remand Addendum Exhibit D4**). A crash map was provided to staff that indicates the accidents from 2021 to 2025. There have been five (5) crashes in the near proximity of the subject property (**PZ Remand Addendum Exhibit E**). ITD provided additional comments on September 16, 2026, stating that the 40 ft approach will be required to be brought up to current ITD standards for commercial use (**PZ Remand Addendum Exhibit D4.1**).

STAFF'S CONCLUSION:

1. **Property Owner Notification Discrepancy:** Staff mailed the property owner notification to residents within 1,000 feet of the subject property in Canyon County and Payette County on September 1, 2026, notifying them of the remand hearing scheduled for October 1, 2026 (**PZ Remand Addendum Exhibit F**).

2. **CAFO-Level Review:** Canyon County Code does not establish use-specific standards for slaughterhouses; staff has considered applicable standards for similar agricultural animal-related uses as potential measures for mitigating identified impacts. These standards are not being applied as a determination that the proposed use is a CAFO. Rather, they are considered as potential conditions of approval pursuant to CCCO §07-07-17.

3. **Number of Animals Processed:** Staff does not have a clear understanding of the applicant's intent for the number of animals that will be processed. The analysis was based on the requested 10 head per week (**PZ Staff Report Exhibit B2.1**). During a phone conversation with the applicant on July 30, 2026, it was expressed that the applicant intended to increase his septic approval to accommodate processing up to 100 head per week. Southwest District Health's comment advises that the septic permit is to accommodate the processing of 36 head per week (**PZ Remand Addendum Exhibit D2**). After staff spoke to three slaughterhouses, approximately 30 head per week appears to be the average. If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition:

   PROPOSED CONDITION:

   20. The applicant shall not process more than 36 heads per calendar week.
       a. The property owner shall maintain a log of heads processed that includes the owner of the animals' name and contact information, number of heads, and date processed. The log shall be available anytime Canyon County requests to view such log.

4. **Water and Wastewater Design:** According to the applicant's civil engineer, the stormwater and septic design will depend on grading plans and soil tests (**PZ Remand Addendum Exhibit C**). If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition to address the stormwater permit prior to building permit issuance:

   PROPOSED CONDITION:

   21. Prior to issuance of a building permit, the applicant shall provide Development Services with documentation demonstrating that all required water, wastewater, and onsite wastewater treatment and disposal approvals have been obtained from the agencies having jurisdiction over the proposed development.

5. **Crash Data:** Staff received a crash map from ITD. The crash map indicates there have been approximately five (5) accidents within close proximity of the subject property in the last five (5) years (**PZ Remand Addendum Exhibit E**). ITD's requirements will consider safety concerns related to the proposed use.

6. **Power Outages:** The applicant stated that the coolers and freezer are designed to keep animals cool and frozen during power outages and that he consulted with local butchers regarding this issue (**PZ Remand Addendum Exhibit B2**). Staff consulted with three (3) local slaughterhouses and received conflicting information. The slaughterhouses that staff consulted with agree that the coolers and freezers are designed to keep the temperature for a few hours and have backup

generators in case of a power outage. If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition to address the discrepancies:

PROPOSED CONDITION:

22. The applicant shall maintain on-site backup power sufficient to maintain critical refrigeration/freezer systems and other critical systems necessary to protect public health and prevent the release or improper handling of animal waste during a power outage.

7. **Mobile Kill Service:** Staff does not have enough information to say that a mobile kill service would not be utilized. The applicant stated: "Mobile butchering is not what we are focused on at this point, but if we decide to do so it would lower the amount of traffic that would come to the facility" (**PZ Remand Addendum Exhibit B2**). If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition to address the discrepancies:

   PROPOSED CONDITION:

   23. A mobile kill service is prohibited. If the applicant wishes to include a mobile kill service, the applicant will be required to apply for a conditional use permit modification for the slaughterhouse for additional evaluation.

8. **Waste Management:** Staff finds that using Darling to pick up the waste is comparable to the three slaughterhouses staff consulted with. However, the applicant has indicated Darling will pick up twice a week (**PZ Staff Report Exhibit B2.2**). Based on the information received from the three slaughterhouses, Staff finds that one waste pickup for every 10 head processed per week is appropriate, considering the proximity of residences and the anticipated slaughter rate of 36 head per week. If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition:

   PROPOSED CONDITION:

   24. The applicant shall have animal by-products removed from the facility at a minimum frequency of one (1) pickup for every ten (10) head processed during the preceding week, with a minimum of one (1) pickup per week. The required pickup frequency shall be adjusted based on the actual number of head processed each week.

9. **Idaho Department of Agriculture Standards:** Staff has confirmed that the Department of Agriculture has no regulatory involvement with slaughterhouses (**PZ Remand Addendum Exhibit D1**).

10. **ITD Access:** Staff confirmed with ITD that additional improvements will be required for the subject property to gain access to US-95 and that only one access will be allowed (**PZ Remand Addendum Exhibit D4**). The applicant will be required to bring the 40 ft approach to ITD's standards for commercial use (**PZ Remand Addendum Exhibit D4.1**).

11. **Wastewater Treatment Technology:** Staff confirmed with SWDH that an Extended Treatment Package System (ETPS) will be required for the wastewater treatment technology, such as a MicroFAST or Norweco treatment unit (**PZ Remand Addendum Exhibit D2**).

12. **Seasonal High Groundwater:** Based on the information from SWDH, it does not appear that seasonal high groundwater is a concern. SWDH stated that based on the test hole log, groundwater was not observed at the time of the site evaluation (**PZ Remand Addendum Exhibit D2**).

13. **Nutrient/Pathogen Study:** Staff confirmed with SWDH that the property is not located within a Nitrate Priority Area; therefore, a Nutrient Priority Study is not required (**PZ Remand Addendum Exhibit D2**).

14. **Stormwater Permit:** According to the applicant's civil engineer, the stormwater design will depend on grading plans and soil tests. The site geotechnical infiltration tests will determine the required stormwater drainage. The civil engineer states that the project will comply with the required stormwater permits, and if more than 1 acre is disturbed, a Construction General Permit will be obtained with a Stormwater Pollution Prevention Plan (SWPPP) (**PZ Remand Addendum Exhibit C**). If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition to address the stormwater permit prior to building permit issuance:

    PROPOSED CONDITION:

    25. Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable Idaho Department of Environmental Quality stormwater requirements, including obtaining required permit coverage and preparing a Stormwater Pollution Prevention Plan when applicable.

15. **Pest Control Plan:** The applicant stated that a third-party pest-control company will be utilized. Staff's review of comparable facilities found that pest-control practices vary and may include third-party pest-control services, traps, and other routine measures. Staff finds that requiring a pest-control service is an appropriate measure to address potential pest impacts associated with the proposed use.

16. **Odor Control Plan:** Staff does not have enough information to determine if the applicant's odor control plan is sufficient. The applicant stated that odor control will consist of having waste picked up the day after the slaughter day (**PZ Remand Addendum Exhibit B2**). It is unclear if the applicant is planning on having a scheduled “kill day” once a week and Darling coming to pick up the waste the following day, or if the applicant is suggesting in general that after a slaughter, the following day the employees will pick up the waste and put it in the container provided by Darling. If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition to address the discrepancies:

    PROPOSED CONDITION:

    26. The applicant shall provide the Development Services Department with an odor control plan prior to building permit issuance.
        a. The Development Services Department shall review and approve the odor control plan prior to building permit issuance.

17. **Noise Control Plan:** Staff finds that the applicant's lack of a noise control plan does not mitigate the concerns from members of the public. The applicant stated that there will be no noise requiring mitigation because all activities will occur inside the facility (**PZ Remand Addendum Exhibit B2**). When staff consulted with the three (3) local butchers, two of the three did not have neighbors within a mile and therefore did not have a noise control plan. The one butcher that had neighbors adjacent to the facility had a noise control plan in place, resulting in an on-site “kill day” and mobile kill services. If the Planning and Zoning Commission chooses to approve the proposed use, Staff recommends adding the following condition to address the discrepancies:

PROPOSED CONDITION:

27. The applicant shall provide the Development Services Department with a noise control plan prior to building permit issuance.
    a. The Development Services Department shall review and approve the noise control plan prior to building permit issuance.

EXHIBITS:

1. **PZ Remand Addendum – October 1, 2026 Hearing Date**
   - **A.** BOCC Transcript and Summary – July 30, 2026 Hearing Date
   - **B.** Emails with Applicant
     - **1.** Staff advising on information needed – July 30, 2026
     - **2.** Information received from Applicant – August 7, 2026
     - **3.** Staff requesting the civil plan – August 10, 2026
     - **4.** Applicant stating a civil plan will be provided – August 10, 2026
     - **5.** Applicant requesting a hearing without a civil plan – August 25, 2026
     - **6.** Materials Deadline – September 18, 2026
   - **C.** Letter from civil engineer; Received: August 26, 2026
   - **D.** Agency Comments Received by: September 21, 2026
     - **1.** Idaho State Department of Agriculture (ISDA); Received: September 3, 2026
     - **2.** Southwest District Health (SWDH); Received: September 8, 2026
     - **3.** Department of Environmental Quality (DEQ); Received: September 8, 2026
     - **4.** Idaho Transportation Department (ITD); Received: September 9, 2026
       - **4.1** Additional Information; Received: September 16, 2026
   - **E.** ITD's Crash Map
   - **F.** Certificate of Legal Notification to Property Owners
   - **G.** Public Comments Received by: September 21, 2026
     - **1.** Kevin Olinger – In Opposition; Received: September 21, 2026
       - **1.1** Liability Concerns; Received: September 21, 2026
     - **2.** Mountain Top Law (Representing Kevin Olinger) – In Opposition; Received: September 21, 2026
2. **BOCC Appeal Staff Report– July 30, 2026 Hearing Date**
   - **A.** Appeal Statement Reason; Received: June 5, 2026
     - **1.** Revised Appeal Statement Reason; Received: July 20, 2026
   - **B.** PZ Commission FCOs – May 21, 2026
   - **C.** PZ Commission Minutes – July 16, 2026
   - **D.** Agency Comment – CC Building Department; Received: June 29, 2026
3. **PZ Staff Report– May 21, 2026 Hearing Date**
   - **A. Draft FCOS**
   - **B. Application Packet & Supporting Materials**
     - **1.** Master Application
     - **2.** Letter of Intent
       - **2.1** Email Correspondence; February 4, 2026
       - **2.2** Email Correspondence; April 6, 2026
       - **2.3** Phone Conversation; April 29, 2026
     - **3.** Site Plan
     - **4.** Land Use Worksheet

5. Neighborhood Meeting
6. Agency Acknowledgement
7. Access Location
8. Preliminary Site Plan; Received: May 11, 2026

C. Supplemental Documents

1. Parcel Information Report
2. Case Maps/Reports
- **2.1** Aerial
- **2.2** Small Air Photo 1 Mile
- **2.3** FEMA Small Air Photo
- **2.4** Small Vicinity Map
- **2.5** Zoning & Classification Map
- **2.6** Case Map & Summary
- **2.7** Subdivision Map & Report
- **2.8** Dairy, Feedlot, & Gravel Pit Map
- **2.9** Lot Classification Map
- **2.10** Soil & Prime Farmland Maps & Report
- **2.11** Contour Map
- **2.12** Nitrate Priority & Wells Map
- **2.13** TAZ Household & Job Maps
- **2.14** Slope Percent Map
- **2.15** Future Land Use Map
- **2.16** Notification Map
- **2.17** Payette Notification Map

3. Payette County Future Land Use Map
4. Payette County Current Zoning Map

D. Site Visit Photos: March 25, 2026

E. Agency Comments Received by: May 11, 2026

1. DEQ; Received: December 1, 2025
2. ITD – Access; Received: December 4, 2025
- **2.1** ITD – Traffic; Received: April 7, 2026
- **2.2** ITD – New Access; Received: April 28, 2026

3. Idaho State Department of Agriculture; Received: April 7, 2026
4. Idaho Department of Water Rights; Received: April 7, 2026
5. Farmers Cooperative Ditch Company; Received: April 8, 2026
6. CC GIS Department; Received: April 16, 2026
7. CC Building Department; Received: April 21, 2026
8. Southwest District Health – Septic; Received: April 22, 2026
- **8.1** Pre-Development Notes
- **8.2** Preliminary Septic Permit
- **8.3** Blood Waste; Received: April 29, 2026

9. Southwest District Health – Food; Received: April 29, 2026
- **9.1** Idaho's Licensing Guidance Table – Food Processing & Storage
- **9.2** USDA Information – Jurisdiction and Exemptions

10. CC Paramedics/EMT; Received: May 1, 2026
11. Parma Fire District, Received: May 4, 2026

F. Public Comments Received by: May 11, 2026

1. Growing Together – In Favor; Received: April 27, 2026

2. Mike & Charlie Sety – In Opposition; Received: May 8, 2026
3. Jennifer McClain – In Opposition; Received: May 11, 2026
4. Richard & Sheila Hartshorn – In Opposition; Received: May 11, 2026
5. Kevin Olinger – In Opposition; Received: May 11, 2026
6. Petition w/ 5 Signatures – In Opposition; Received: May 11, 2026

Exhibit 1A:

Legal Transcript Analysis and Summary

General Overview

- **Case Summary**: The Canyon County Board of Commissioners held a public hearing for case number CU20250031-APL, an appeal related to a conditional use permit. The Chairman and Commissioners identified several procedural and informational issues with the application record from the Planning and Zoning (PNZ) commission. Key concerns included a discrepancy in public notification timing, inconsistent metrics regarding the number of animals to be processed, a lack of clarity on the operational scope (e.g., slaughterhouse vs. mobile butchering), and questions about waste, odor, and traffic. After discussion with county staff and legal counsel, the Board voted unanimously to remand the case back to the PNZ for reconsideration, with instructions to address the identified deficiencies and hold a new hearing.
- **Speaker Background**:
    - **Chairman Brad Holton (Speaker 1)**: Presided over the hearing, raised initial procedural concerns, and ultimately made the motion to remand the case. He drew on his personal experience with a similar facility in his city.
        - **Commissioner Leslie Van Beek (Speaker 4)**: Raised concerns about unreconciled metrics in the findings of fact, the completeness of the application, and requested more information on traffic data, zoning distinctions, and waste management.
        - **Commissioner Zach Brooks (Speaker 5)**: Sought specific clarification on the number of animals to be processed per week and noted that a suggested cap was never formally added as a condition.
        - **Speaker 3 (Staff)**: A representative from county staff who provided clarification on the notification process, the source of conflicting animal processing numbers, the rationale behind zoning allowances, and the reasons why certain conditions (like an animal cap) were not recommended by staff.
        - **Speaker 2 (Legal)**: County legal counsel who confirmed the Board's proposed course of action (remanding the case) was legally sound and fair to the PNZ.

Key Points

- A procedural error was identified regarding public notification; residents in neighboring Payette County were notified 12 days after Canyon County residents, though staff noted it still met state statute requirements.

- The Commissioners found conflicting information and a lack of reconciliation regarding key metrics, specifically the number of animals to be processed weekly or monthly.
- There was a need for greater clarity to distinguish between a "meat locker" (processing carcasses) and a "slaughterhouse" (live kill on-site), as this would significantly impact traffic, noise, and odor.
- Commissioner Van Beek expressed that the application felt incomplete and that key questions raised during the PNZ hearing had not been sufficiently "flushed out" and answered in the record.
- Commissioner Brooks pointed out that a condition to cap the number of animals processed at 20 per week was discussed at the PNZ level but was not included in the final recommended conditions.
- Staff explained that a numerical cap on animals was dissuaded because it would be nearly impossible for code enforcement to enforce. Instead, limitations were placed on the building's square footage to control the size of the operation.
- The Board discussed the need for defendable metrics, suggesting the PNZ could reference other existing facilities (like Greenleaf Custom Meats) or consult the Idaho Department of Agriculture.
- The Board concluded that remanding the case to the PNZ was necessary to protect the county and the applicant from future legal challenges by ensuring a solid and defendable record.
- The Board voted unanimously to remand case CU20250031-APL back to the Planning and Zoning commission for reconsideration.

Notable Quotes

- (0:53) Chairman Brad Holton: "My feeling as a commissioner is, is 600 feet. I don't care if you're in another neighborhood community or county, it, it's still 600 feet. So I'm concerned that we have a procedural error that I don't want this to be flawed..."
- (2:27) Commissioner Leslie Van Beek: "May I also add one concern I have as a commissioner is the lack of reconciliation between what was stated at the hearing and then the metrics that were used that were based off of a different number. I don't have a reconciled, um, findings and facts for that."
- (PTooHo6H40S) Commissioner Leslie Van Beek: "...there were enough concerns raised. I don't know that I feel like we have a complete application, that some of the information, the questions that have been raised need flushed out so that I have statements on record in the minutes with planning and zoning on the questions that have been raised."

- (9:20) Chairman Brad Holton: "When you talk about mobile butcher and, and slaughter on site, and you don't make that specific in your finding, there's too many general, generalities that we need to be very focused on, and what are we agreeing to? What are we recommending?"
- (17:25) Speaker 3: "Staff, uh, the Planning and Zoning Commission did want to condition for a head a week or head a month. Um, thinking of code enforcement, uh, s- staff dissuaded them of doing that because it, it would be impossible, nearly impossible for code enforcement to be able to enforce that condition."

Detailed Insights

1. Main Arguments

- The hearing record was procedurally flawed due to staggered notification of residents within the required radius, creating a potential legal vulnerability (0:38).
    - The findings of fact from the PNZ were inconsistent, particularly regarding the number of animals to be processed, which made it difficult for the Board to make a decision (2:27).
    - The application lacked sufficient detail to clarify the exact nature and scale of the operation (e.g., on-site slaughter vs. processing pre-butchered carcasses), which had significant implications for neighborhood impact (3:40).
    - The Board argued that it was necessary to remand the case back to the PNZ with specific instructions to address these deficiencies to create a "rock solid and defendable" record (3:24, 5:23).
    - The Board concluded that remanding was not a judgment on the PNZ's work or a directive for a specific outcome, but a request for them to rehear the case with more complete information (6:25, 19:42).

2. Supporting Evidence

- Notification Dates: Staff reported that Canyon County residents were notified on April 16th and Payette County residents on April 28th (1:30).
    - Animal Processing Numbers: The applicant stated approximately 10 head of beef per week, while a Southwest District Health permit approved a total of 36 animals for the month (9:50, 16:58).
    - Example Facility: Chairman Holton referenced "Greenleaf Custom Meats" as a comparable existing business that could be used to establish metrics for processing capacity and facility size (15:00).

- **CAFO Code Reference**: Staff mentioned that Idaho code on Concentrated Animal Feeding Operations (CAFOs) was used as a reference for odor and waste setbacks, as the county lacks a specific odor ordinance (11:39, 18:25).
- **ITD Assessment**: Staff noted that the Idaho Transportation Department (ITD) considered the project a "relatively small scale request" and was not concerned about additional traffic (18:12).

Context and Background

1. **Contextual Information** – The hearing concerned an appeal (APL) of a decision on a conditional use permit, case number CU20250031-APL. The permit was for a slaughterhouse in an agricultural zone located near the border of Canyon and Payette counties. The Board of Commissioners was reviewing the record and recommendation from the lower Planning and Zoning (PNZ) commission.
2. **Related Events** – The discussion frequently referenced the prior PNZ hearing, the staff report prepared for that hearing, and the minutes from it. It also mentioned external agency involvement, including permits from Southwest District Health and the Department of Environmental Quality (DEQ), and the necessary access approval from the Idaho Transportation Department (ITD) for a state highway entrance.
3. **Potential Impact** – The decision to remand the case delayed a final decision for the applicant and the appellant. It required the PNZ to conduct a new hearing, incurring additional time and expense for the county (which agreed to cover re-notification costs). This action was intended to strengthen the legal standing of the county's final decision, protecting it, the applicant, and the public from future litigation by ensuring all procedural steps were correctly followed and all factual questions were thoroughly addressed in the public record.

Argumentitive Behavior

- No argumentative behavior as defined in the instructions was present in the transcript. The discussion among the commissioners and with staff was a professional and collaborative deliberation. While the commissioners challenged the completeness and accuracy of the application record from the PNZ, they did so respectfully and as part of their duty to ensure a legally sound process. There was no hostility, defiance, or refusal to cooperate among the speakers.

Exhibit 1B:

EXHIBIT 1B

Emails with Applicant

-

PZ Remand Addendum

Case #: CU2025-0031-Remand

Hearing Date: October 1, 2026

Exhibit 1B1:

Archived: Monday, September 14, 2026 1:24:43 PM
From: Amber Lewter
Sent: Thursday, July 30, 2026 5:34:37 PM
To: 'lucuswh@gmail.com'
Cc: Jay Gibbons
Subject: CU2025-0031-APL
Importance: Normal
Sensitivity: None

Hello Lucus,

The appeal for case CU2025-0031 went before the Board today. The Board voted to remand the application back to the Planning and Zoning Commission so that additional information can be provided to address the issues identified during the appeal.

Please review the items below and provide the requested information. Once Staff has received and reviewed the additional information, case CU2025-0031 will be scheduled for a new Planning and Zoning hearing.

The Board identified the following items for clarification:

- There was concern regarding when public notification was sent. This item will be addressed by Staff, and a new public notification will be mailed at the County's expense.
- Clarify whether the operation requires a CAFO-level review and, if not, explain why. This item will be addressed by Staff.
- Clarify the discrepancy regarding the number of animals processed. Public testimony indicated approximately 10 head per week; however, the Southwest District Health permit references 36 animals. Please clarify whether the 36 animals represent a weekly, monthly, or other operational limit.
- Provide information demonstrating whether the proposed water and wastewater design flow is adequate for the proposed operation.
- Provide crash data or crash incident statistics for the area.
- Provide a plan for maintaining operations during power outages.
- Clarify whether a mobile kill service is proposed and, if so, what is the scope of the operation and whether all applicable agencies have reviewed and acknowledged that scope of operation.
- Provide a waste management analysis.
- Clarify the applicable Idaho Department of Agriculture standards and how the proposal will comply.
- Verify that the proposed access is acceptable to the Idaho Transportation Department.

In addition, Staff recommends addressing the following items prior to scheduling the application for a new hearing:

- Identify the wastewater treatment technology that will be used.
- Provide information regarding the seasonal high groundwater depth.
- Verify whether a nutrient/pathogen study is required based on the proposed scope of operations.
- Confirm whether a stormwater permit coverage permit is required.
- Provide a pest control plan.
- Provide an odor control plan.
- Provide a noise control plan.

If you have any questions regarding these items, please let me know. I have copied Jay Gibbons, Director of

Development Services, on this email so he is aware of the Board's direction and the additional information being requested.

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit 1B2:

Archived: Monday, September 14, 2026 1:24:57 PM
From: lucus hansen
Mail received time: Fri, 7 Aug 2026 18:43:12
Sent: Fri, 7 Aug 2026 12:42:37
To: Amber Lewter
Subject: [External] cu2025
Importance: Normal
Sensitivity: None
Attachments:
Butchershop requirements.pdf; condition for approval.jpg;

Amber,
Please find attached the documentation supporting your request, and clarification on requirements.

#1 Amber
#2 Amber
#3 To clarify: The amount of animals that the system was built for from SWDH and DEQ is 36 animals per day. Although the facility will not support that the system is built for that.
#4 It is clarified on the civil plans and it is within the county code.
#5 ITD is getting the info on the crash data
#6 The coolers and freezer are designed to keep animals cool and frozen in power outages. I checked with local butchers and this is the info they gave me.
#7 Mobile butchering is not what we are focused on at this point but if we decide to do so it would lower the amount of traffic that would come to the facility.
#8 Darling has told me that they could pick up waste any day of the week that is needed but I will be on a weekly schedule with them.
#9 The department of agriculture has nothing to do with butcher shops.
#10 ITD is getting this permit for me.
#11 This is laid out in the SWDH plan, there is an extra tank before it goes into the drainfield.
#12 SWDH has established there is not any.
#13 The nutrient study is not required by SWDH
#14 This is also in the civil plan from the civil engineer
#15 We will have a pest control company to help with this.
#16 The odor control would be picking up the waste the day after kill day.
#17 There will not be any noise to control everything will happen inside the facility.

Lucus

New Individual Sewage Permit — Subsurface Sewage Disposal

SOUTHWEST DISTRICT HEALTH

Southwest District Health
13307 Miami Ln
Caldwell ID 83607
United States

Permit #: 023287
Date: 02/03/2026
Parcel #: R39357012 0

Applicants Name: Lucus Hansen
Land Owner Name: Lucus Hansen
Property Address: TBD Hwy 95
Parma ID 83660

Legal Description
Township: 6N **Range:** 5W **Section:** 20
Subdivision:
Lot: **Block:** **Size (acres):** 11.0

Type of Installation:	Type of System:	Water Supply:	Water Source:
New Individual Sewage Permit **Complex**	ETPS 27 mg/L *All complex/engineered systems must be installed by a licensed complex installer*	Private	Well

Conditions of Approval

- Test Hole Location: 43.847320, -116.955160 (Primary Test Hole)
- *Excavate to 96" and backfill with 48" of ASTM C-33 sand or until suitable A-2b receiving soils are reached to 48" from ground surface.
  *Install system in accordance with the approved septic system design, drainfield and tank placement, total wastewater estimates, and within 50 feet the primary test hole.
  *Wastewater estimates shall not be adjusted without approval from SWDH.
  *Install system in accordance with IDAPA 58.01.03 and the T.G.M.
  *Drainfield and septic tank must meet required separation distances from any features of concern to include but not limited to irrigation canals/ditches, streams/rivers, wells, pressurized water lines, easements, property lines.
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Call SWDH for trench inspection before gravel or sand is placed into the trench(s).
- Confirm all surrounding well locations are at least 100 feet away from all drainfields
- If Lift Station/Pump is needed, call SWDH
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Install System at Primary Test Hole 1

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

Number of Bedrooms:	0	Bedroom(s)
Design Flow:	639	Gallons Per Day
Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): A-2b / 0.75	Adjusted Loading Rate:	
The minimum septic tank capacity is:	1704	Gallons
Drainfield Absorption Area:	852	Square Feet
The drainfield can be no closer to permanent/ intermittent surface water than:	200	Feet

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

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

Permit Approved By: Anthony Lee — Digitally signed by Anthony Lee Date: 2026.02.03 15:31:05 -07'00'

Anthony Lee

02/03/2026
Permit Issue Date:

Gmail

lucus hansen <lucuswh@gmail.com>

FW: New Individual Sewage Permit Residential at Lucus Hansen [023287] [036389]

Tue, Dec 30, 2025 at 1:53 PM

Anthony Lee <Anthony.Lee@swdh.id.gov>
To: lucus hansen <lucuswh@gmail.com>

Hi Lucas,

See below corrections:

- Processing: 36 animals × 100 GPD ÷ 7 days = 514 GPD
- Employees: 25 GPD per employee × 5 employees = 125 GPD
- Total Wastewater Flow: 514 GPD + 125 GPD = **639 GPD**

Another potential concern is the requirement for pretreatment of biochemical oxygen demand (BOD) and total suspended solids (TSS), which is typically addressed through the installation of an extended treatment process system (ETPS) tank. I will discuss this with DEQ.

Once the revisions are completed, the revised letter of intended use will be forwarded to DEQ for review.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

[Quoted text hidden]

Appendix C - Uncommon Flows - Animal Processing Facility.pdf
226K

Appendix C. Uncommon Wastewater Flows

The following tables are intended to provide guidance to health district staff to establish maximum daily wastewater flows and approval conditions for various uncommon establishments. Health district staff are not required to adhere to these flow rates when permitting a system, and may take into account site-specific factors.

Residential

	Establishment	Flow Rate (GPD)	Quantity/Conditions	Notes
1	Accessory Dwelling Unit (ADU)	*	* Size as a single family dwelling. Can combine with another structure's flows into one system, but any common septic tank must be large enough to hold the required capacity from both structures	
2	Dwelling with Daycare	* 20/Student or Staff **	* Size as a single family dwelling, plus flows for students. Family daycares exempt.	** Do not include flows from live-in staff. Flows from residents are included in the dwelling flows
4	Residential Workshop/Barn/Shed with a Toilet and Sink	40 or 0 *	* 0 GPD if connecting to the primary dwelling's SSD system Require LOIU from owner stating that there is no shower.	No permit required for 0 GPD increase. No tank size increase is required if connecting to primary SSD system. The bathroom should be documented in the permit file as an accessory use. If not connected to primary system, the minimum tank size for a 40 GPD system is 750 gallons.

5	Residential Workshop/Barn/Shed with a Full Bathroom	150	If a single tank is used for both the bathroom and the main dwelling, the tank must be sized for two separate dwellings combined.	Consider the same as a 1-bedroom house or ADU
6	Single family home with extra kitchen or extra laundry room.	Extra Kitchen: 10 GPD/bedroom Extra Laundry: 10 GPD/bedroom	Size as single family home, add flows for extra laundry and/or kitchen.	The septic tank for the dwelling will be sized for a single family dwelling, plus an additional 250 gallon capacity per extra kitchen and an additional 250 gallon capacity per extra laundry room.
7	RV Wastewater Hookup at Private Dwelling	125/hookup	Add 250 gallons to the minimum septic tank capacity required for the dwelling	Recommend any preservative used for RV wastewater tank be free of formaldehyde and bronopol
8	Tiny Home	*	* Size as a single family dwelling	

Non-Residential (Letter of Intended Use Required)

	Establishment	Flow Rate (GPD)	Quantity/Conditions	Notes
1	Animal Processing Facility	150/Cow 25/Chicken 100/Other Animal 25/Employee	Require effluent filter in septic tank Require pretreatment of BOD and TSS	Recommend oil/water separator Recommend hair traps in sinks/floor drains Recommend separation of blood for offsite disposal
2	Animal Shelter/Kennel	25/Space 15/Employee	Require effluent filter in septic tank	Recommend hair traps in sinks/floor drains Space means a run, cage, stall, etc that can accommodate one animal
3	Bakery	2/Customer 15/Employee		
4	Barber Shop	50/Chair 15/Employee	Require effluent filter in septic tank	Recommend hair traps in sinks/floor drains

5	Brewery	*See Winery*	*See Winery*	*See Winery*
6	Butcher Shop	5/Customer 25/Employee	Require pretreatment of BOD and TSS	If floor drains present, recommend oil/water separator
7	Car Wash	N/A	Never allow to discharge subsurface	Motor vehicle waste disposal wells were banned by EPA nationwide after April 5, 2000. Car washes with undercarriage washing generate motor vehicle waste, and it is impossible for DEQ to regulate undercarriage washing
8	Coffee Shop / Café	5/Customer 15/Employee	Exclude drive-thru customers when estimating total daily customers	
9	Doctor's Office/Dentist	5/Patient 50/Doctor or Nurse 15/Other Employee		Assuming doctor/nurse washes hands every 15 min for 12 hours. Using 2 gal/min for faucet and 30 seconds per wash.
10	Dog Washing	200/Stall 15/Employee	Require effluent filter in septic tank	Using 10 washes per day per stall, 20 gallons per wash Recommend hair traps in sinks/floor drains
11	Grey Water Sump for a Campground with a Drinking Water Source but No Bathrooms	20/Camping Space		Using 5 GPD/person, 4 people per camping space
12	Grey water Sump for a Dry Campground	8/Camping Space		Using 2 GPD/person, 4 people per camping space
13	Gym / Health Club / Spa	25/Guest 20/Washing Machine Use 15/Employee		Assume towel washing on site

14	Laundry at a Campground / RV Park	17/Space	Include both RV and camping spaces	Per RV Park Memorandum
15	Marina Bathroom	20/Boat Slip * 15/Employee	* If shower available to guests, 35 GPD per boat slip.	Using 5 GPD/person, 4 people per boat
16	Public Park Bathroom	6/Parking Space		Using 2 GPD/person, 3 people per car
17	Salon	150/Chair 15/Employee	Require effluent filter in septic tank	Using 10 washes per day per chair, 15 gallons per wash Recommend hair traps in the sinks/floor drains
18	Ski Resort	*	* Due to the complex nature of ski resort design, refer to the approved engineered plans	
19	Veterinarian	250/Procedure Room 15/Employee	Require effluent filter in septic tank	Recommend hair traps in sinks/floor drains

20	Winery	2/Guest 15/Employee 3.3/Meal OR 2/Guest * Washwater **	Use max occupancy to estimate the max number of daily indoor guests. If there is outdoor space for guests, double the number of indoor guests unless a reasonable alternative is specified in LOIU. Effluent filter required in primary septic tank. Require pretreatment for high BOD and TSS from wash water. Require manufactuer's confirmation of their pretreatment product's ability to treat the BOD and TSS of winery wastewater ***	* If the establishment has a commercial kitchen capable of preparing meals, size at 3.3 GPD/meal. Assume number of meals equals number of guests unless a reasonable alternative is specified in LOIU. If kitchen sink is present but no food establishment license is required by the health department, size flows from kitchen sink at 2 GPD/guest. ** Due to the variety of equipment used in wine and beer processing, estimated flows from equipement washing and any other activities must be accounted for in detail in the LOIU. *** Wine and beer processing wastewater can have BOD >2500 mg/L, and TSS >500 mg/L. A standard ETPS or proprietary product on its own may not be able to reduce to domestic strength. Strongly recommend an engineer design the system.

SOUTHWEST DISTRICT HEALTH

Owner:

Steel National
4114 Nelson Ln
Caldwell ID 83605

Applicant:

Steel National
4114 Nelson Ln
Caldwell ID 83605

SPECULATIVE SITE EVALUTION

Speculative Site Evaluation #	Steel National	**Report Date:**	05/26/2026

Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit.

Parcel # RP13N04W42500

Township: 13N Range: 4W Section: 24
Acre(s): 30

Site Summary -

Pursuant to your application for a Speculative/Site Evaluation, Southwest District Health Department conducted a site evaluation on 05/20/2026 in Midvale - 83645, Section 24 , TBD Hwy 95.

Site Evaluation Summary

The purpose of the site evaluation was to determine whether site conditions are suitable for the installation of primary and replacement subsurface sewage disposal systems in support of the proposed development.

Field Investigation and Soil Conditions

As part of the evaluation, two (2) test pits were excavated within the proposed development area. The observed soil profiles generally consisted of unsuitable clay soils in the upper horizons, transitioning to sandy clay loam with moderate platy clays and terminated at sandy clay loam with cobbles rock.

No groundwater was observed at the time of excavation. However, test hole 2 showed progressively wet soils in depth. Groundwater monitoring is not required at this time.

Subsurface Sewage Disposal Suitability

Based on the site evaluation findings, a subsurface sewage disposal system is suitable within the area of test hole 1 and 2. ASTM C-33 sand is required to bridge through the limiting layer.

Nutrient Pathogen (NP) Study Considerations

A Nutrient Pathogen (NP) Study is not required since the development is not located in a high nitrate priority area and does not meet the criteria outlined in SWDH's NP Policy 3-001.

Regulator Submittal and Approvals

The applicant is required to:

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

• Submit a Letter of Intended Use for the proposed project.
• Submit a Non-Domestic Wastewater Application to the Department of Environmental Quality (DEQ) for review and approval, if applicable.
• Obtain DEQ approval as a Public Water Supply, as the proposed development will meet the criteria for public water system designation.
• Additional documentation may be required by SWDH prior to issuance of a subsurface sewage disposal permit

Plot Plan Requirements

As part of the permitting process, the applicant shall submit a detailed plot plan identifying, at a minimum:
• Proposed well location(s)
• Proposed primary and replacement drainfield areas
• Proposed building footprint(s)
• All adjacent wells within 100 feet of the proposed system
• Any pressurized water lines
• Any irrigation ditches, canals, streams, or rivers

Reference Materials

The attached Site Evaluation Report includes detailed soil profile descriptions and test pit locations for reference by the developer and property owner.

Anthony Lee Digitally signed by Anthony Lee
Date: 2026.05.26 13:12:56 -06'00'

Anthony Lee

Environmental Health Specialist, Senior

Southwest District Health Department - Caldwell Office

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

Soils Worksheet

Test Hole Illustration/Location Details: TH 1: 44.4541720, -116.7665320 TH 2: 44.4542578, -116.7660806

Features of Concern/Observations:

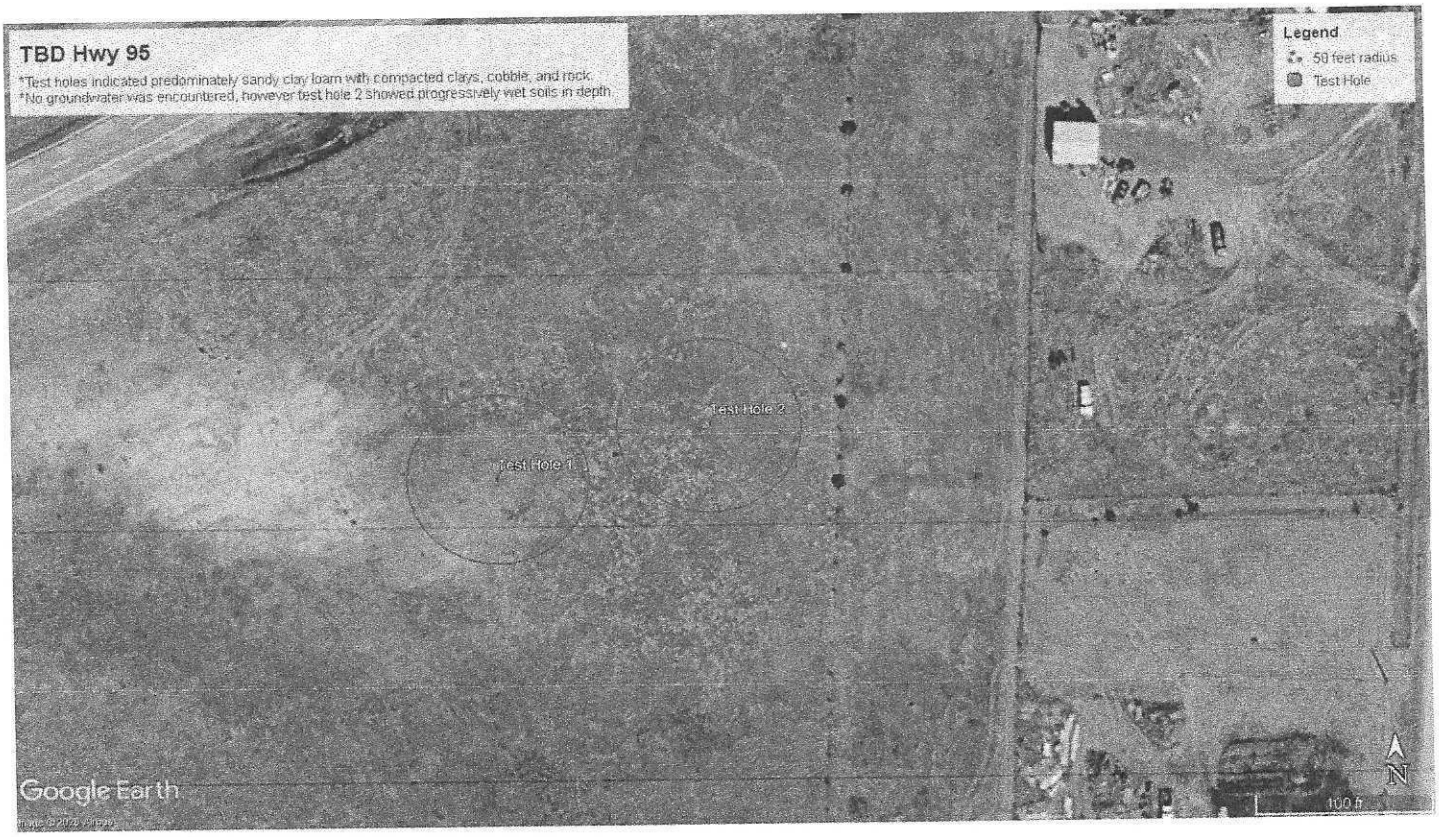
Soil Type:	C-2	**Neighboring Well(s):**	>100'
Slopes:	N/A	**Scarps:**	N/A
Permanent Surface Water:	100'	**Temporary/Intermittent Surface Water:**	>50'
Normal Ground Water:	N/O	**Seasonal Ground Water:**	N/O
Rock Outcrops:	N/A	**Limiting Layer(s):**	Wet soils (TH 2)

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

SOUTHWEST DISTRICT HEALTH

Test Hole Illustration/Location



Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

Exhibit 1B3:

Archived: Monday, September 14, 2026 2:54:46 PM
From: Amber Lewter
Sent: Monday, August 10, 2026 10:30:18 AM
To: lucus hansen
Subject: RE: [External] cu2025
Importance: Normal
Sensitivity: None

Hello Lucus,

You mention a civil plan from the Civil Engineer several times. Can you please provide a copy of the civil plan?

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: lucus hansen <lucuswh@gmail.com>
Sent: Friday, August 7, 2026 12:43 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] cu2025

Amber,
Please find attached the documentation supporting your request, and clarification on requirements.

#1 Amber
#2 Amber
#3 To clarify: The amount of animals that the system was built for from SWDH and DEQ is 36 animals per day. Although the facility will not support that the system is built for that.
#4 It is clarified on the civil plans and it is within the county code.
#5 ITD is getting the info on the crash data
#6 The coolers and freezer are designed to keep animals cool and frozen in power outages. I checked with local butchers and this is the info they gave me.
#7 Mobile butchering is not what we are focused on at this point but if we decide to do so it would lower the amount of traffic that would come to the facility.
#8 Darling has told me that they could pick up waste any day of the week that is needed but I will be on a weekly schedule with them.
#9 The department of agriculture has nothing to do with butcher shops.
#10 ITD is getting this permit for me.
#11 This is laid out in the SWDH plan, there is an extra tank before it goes into the drainfield.
#12 SWDH has established there is not any.

Exhibit 1B4:

Archived: Monday, September 14, 2026 1:25:22 PM
From: lucus hansen
Mail received time: Mon, 10 Aug 2026 19:19:53
Sent: Mon, 10 Aug 2026 13:19:25
To: Amber Lewter
Subject: Re: [External] cu2025
Importance: Normal
Sensitivity: None
Attachments:
image001.png

I will get them to you as soon as I get them back

On Mon, Aug 10, 2026, 11:46 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Lucus,
>
> Civil plans are not a requirement for approval of a Conditional Use Permit. Pursuant to CCCO §07-07-01, "*Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the presiding party to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The presiding party may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity.*"
>
> In your response, you reference the civil plans several times as support for your application. Because you are relying on those plans as evidence to address the review criteria, please provide a copy for the record. This will allow Staff, the Planning and Zoning Commission, and the Board of County Commissioners, if applicable, to fully evaluate the information you are relying upon.
>
> Sincerely,
>
> **Amber Lewter**
>
> **Associate Planner**
>
> **Canyon County Development Services Department**
> 111 N. 11th Ave. Suite 310, Caldwell, ID 83605
>
> Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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From: lucus hansen <lucuswh@gmail.com>
Sent: Monday, August 10, 2026 10:53 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: Re: [External] cu2025

The civil plans are not quite ready.I had to have them revised, but i'm pretty sure the civil plans are not required for an sup correct?

On Mon, Aug 10, 2026, 10:30 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Lucus,
>
> You mention a civil plan from the Civil Engineer several times. Can you please provide a copy of the civil plan?
>
> Sincerely,
>
> **Amber Lewter**
>
> **Associate Planner**
>
> **Canyon County Development Services Department**
> 111 N. 11th Ave. Suite 310, Caldwell, ID 83605
>
> Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov
>
> PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.
>
> ---
>
> **From:** lucus hansen <lucuswh@gmail.com>
> **Sent:** Friday, August 7, 2026 12:43 PM
> **To:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Exhibit 1B5:

Archived: Monday, September 14, 2026 1:25:32 PM
From: lucus hansen
Mail received time: Wed, 26 Aug 2026 19:54:45
Sent: Wed, 26 Aug 2026 13:54:12
To: Amber Lewter
Cc: Joshua Johnson Jay Gibbons
Subject: Re: [External]
Importance: Normal
Sensitivity: None
Attachments:
image001.png

After talking with Josh I contacted my civil engineer and he said he would write a letter explaining the storm water drainage issue. After I receive it I will send it to you. Let me know if you have any questions or concerns.
Thanks
Lucus

On Tue, Aug 25, 2026, 5:19 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Lucus,
>
> Following our phone conversation, I want to clarify Staff's position regarding the additional information requested for case CU2025-0031 and document our conversation.
>
> During our conversation, you indicated that you do not believe you need to provide any additional clarification or supporting documentation beyond confirming whether the proposed use is allowed within the applicable zoning district.
>
> I explained that the Conditional Use Permit decision is not based solely on whether the proposed use is permitted within the zoning district. The application must also be evaluated against the applicable approval criteria in Canyon County Code §07-07-05, including: "*Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?*"
>
> During the conversation, you stated that I work for you and that I should not be asking you for additional information because you believe my role is to work for you and your request. I explained that my role as the assigned planner is to review the application against the applicable County Code criteria and to ensure that the Planning and Zoning Commission has the information necessary to make a decision on the application.
>
> As previously explained, the Board of County Commissioners remanded the application to the Planning and Zoning

Commission for additional information and clarification regarding the issues identified during the appeal. In your previous responses, you have referenced the civil plans as evidence addressing several of those issues. If you intend to rely on the civil plans as evidence in support of your application, Staff recommends that you provide those plans for the record. Alternatively, you may provide the requested information through other documentation or clarification.

The burden of proof remains with the applicant. You indicated that you do not intend to provide additional evidence or clarification at this time. As requested, I will proceed with scheduling the application for the next available hearing in October. However, Staff will advise the Planning and Zoning Commission that the requested supporting information has not been provided and that Staff does not have sufficient evidence to fully evaluate the identified issues.

You also requested to speak with my supervisor. I have included Jay Gibbons, Director of Development Services, and Josh Johnson, Assistant Director of Development Services, on this email. Their contact information is below:

Jay Gibbons – Director
(208) 455-5958

Josh Johnson – Assistant Director
(208) 614-5030

Sincerely,

Amber Lewter

Associate Planner

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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From: lucus hansen <lucuswh@gmail.com>
Sent: Tuesday, August 25, 2026 4:32 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: Re: [External]

Nope, I just have a question.

Or you can give me your boss's number and name

On Tue, Aug 25, 2026, 4:31 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Lucus,
>
> I am headed into a meeting shortly. Is there anything specific you would like to discuss that I can answer via email?
>
> If so, please send me your questions and I will respond as soon as I am able.
>
> Sincerely,
>
> **Amber Lewter**
>
> **Associate Planner**
>
> **Canyon County Development Services Department**
> 111 N. 11th Ave. Suite 310, Caldwell, ID 83605
>
> Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov
>
> PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.
>
> ---
>
> **From:** lucus hansen <lucuswh@gmail.com>
> **Sent:** Tuesday, August 25, 2026 3:41 PM
> **To:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
> **Subject:** Re: [External]

Can you give me a call please 208-919-1056

On Tue, Aug 25, 2026, 1:18 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Mr. Hansen,
>
> My understanding was that I was waiting for the civil plans in order to have the supporting evidence requested by the Board available for the record.
>
> I would not recommend scheduling the hearing before Staff has received and reviewed the requested information. The Board remanded the application to the Planning and Zoning Commission so that the identified issues could be addressed, and the civil plans are referenced in your responses as supporting documentation for several of those items.
>
> That said, the burden of proof remains with the applicant. If you would like to proceed with scheduling the case without providing the requested civil plans, I can schedule the application for an October hearing. Please understand that Staff would not be able to rely on information contained in plans that have not been submitted for the record.
>
> Please advise how you would like to proceed.
>
> Sincerely,
>
> **Amber Lewter**
>
> **Associate Planner**
>
> **Canyon County Development Services Department**
> 111 N. 11th Ave. Suite 310, Caldwell, ID 83605
>
> Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov
>
> PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: lucus hansen <lucuswh@gmail.com>
Sent: Tuesday, August 25, 2026 9:30 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External]

Amber, were you able to get me on the hearing?

Exhibit 1B6:

Archived: Tuesday, September 22, 2026 5:20:38 PM
From: Amber Lewter
Sent: Friday, September 18, 2026 9:37:54 AM
To: lucus hansen
Subject: RE: [External]
Importance: Normal
Sensitivity: None

Good Morning,

I suggest going back to the concerns that were brought up, and if you feel like you have any further information to provide, then provide that additional information. Furthermore, I apologize; I was incorrect about the materials deadline. It is September 21, 2026

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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From: lucus hansen <lucuswh@gmail.com>
Sent: Friday, September 18, 2026 9:24 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: Re: [External]

Ambi missing anything in your opinion?

On Fri, Sep 18, 2026, 9:10 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Good Morning,
>
> Just a reminder that the materials deadline for case CU2025-0031 is September 23, 2026.
>
> Sincerely,
>
> **Amber Lewter**
> **Associate Planner**
> **Canyon County Development Services Department**
> 111 N. 11th Ave. Suite 310, Caldwell, ID 83605
>
> Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov
>
> PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a

Exhibit 1C:

8/26/2026

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

RE: Conditional Use Permit (CUP) Application – Request for Conceptual Site Plan Review

Project: Lucas Hansen

Location: TBD Hwy 95, Parma ID 83660 (Parcel R39357012 0)

Dear Development Services Department,

I am writing on behalf of my client, Lucas Hansen, regarding the Conditional Use Permit (CUP) submittal for the above-referenced property, case CU2025-0031. This CUP application establishes the fundamental land-use suitability and feasibility of the proposed commercial development. To avoid unnecessary financial burden before securing land-use approval, the applicant seeks conceptual confirmation before committing additional resources required for additional engineering design.

To address some of the previous questions, exact stormwater and septic design will depend on grading plans and soil tests, but initial soil data from the National Web Soil Survey suggest moderate to good water movement (Silt Loam, Soil Type C). We will use site geotechnical infiltration tests for septic fields and any required stormwater drainage. The project will also comply with required stormwater permits. If more than 1 acre is disturbed, we will obtain a Construction General Permit and develop a Stormwater Pollution Prevention Plan (SWPPP).

We appreciate your understanding and cooperation as you evaluate the land-use merits of this project conceptually. Please let me know if you need any additional preliminary information.

Sincerely,

Chad Ballard, PE, CFM

High Water Mark
Chad@thehwm.com
(208) 990-1848

Exhibit 1D:

EXHIBIT 1D

Agency Comments Received by: September 21, 2026

-

PZ Remand Addendum

Case #: CU2025-0031-Remand

Hearing Date: October 1, 2026

Exhibit 1D1:

Archived: Monday, September 14, 2026 3:11:42 PM
From: Dr. Scott Leibsle
Mail received time: Thu, 3 Sep 2026 15:55:13
Sent: Thu, 3 Sep 2026 15:54:47
To: Amber Lewter
Cc: Stevie Harris Miranda Juker
Subject: [External] FW: Slaughterhouse
Importance: Normal
Sensitivity: None

Ms. Lewter –

Thank you for your inquiry. The Idaho State Department of Agriculture does not have a regulatory role for livestock slaughter facilities in Idaho. The Department of Environmental Quality would be your primary contact for the management of industrial waste coming out of this proposed facility.

IDAHO AGRICULTURE

Scott R. Leibsle DVM, DABVP(EQ)
State Veterinarian/Administrator – Animal Industries
Idaho State Department of Agriculture – Boise, ID
scott.leibsle@isda.idaho.gov
(O) 208.332.8540

From: Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>
Sent: Wednesday, September 2, 2026 8:56 PM
To: Dr. Scott Leibsle <Scott.Leibsle@ISDA.IDAHO.GOV>; Miranda Juker <Miranda.Juker@ISDA.IDAHO.GOV>
Subject: Fw: Slaughterhouse

Stevie Harris
208-332-8552

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, 02 September 2026 17:11:24
To: Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>
Subject: Slaughterhouse

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Stevie,

I was wondering if there are any specific regulations or requirements related to slaughterhouses that I should be aware of as I review this application. https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1321

In particular, if there are any requirements regarding the operation, number of animals processed, waste disposal, or other applicable regulations, I would appreciate any information you can provide.

Thank you!

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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Exhibit 1D2:

Archived: Monday, September 14, 2026 3:11:52 PM
From: Anthony Lee
Mail received time: Tue, 8 Sep 2026 13:25:39
Sent: Tue, 8 Sep 2026 13:25:09
To: Amber Lewter Mitch Kiester
Subject: RE: [External] RE: CU2025-0031 Slaughterhouse
Importance: Normal
Sensitivity: None

Hi Amber,

1. *Could you please confirm the number of animals the applicant's septic approval allows him to slaughter, whether that limitation is calculated on a weekly or monthly basis, and whether there are any other limitations related to the slaughterhouse that we should be aware of?* **The maximum total wastewater flow for this facility is 639 GPD, based on the processing of 36 animals per week.**
2. *Can you identify the wastewater treatment technology that will be used?* **An Extended Treatment Package System (ETPS) will be required, such as a MicroFAST or Norweco treatment unit.**
3. The applicant stated that SWDH determined that there is no seasonal high groundwater. Is this correct? **Based on the test hole logs, groundwater was not observed at the time of the site evaluation.**
4. Lastly, can you confirm if a nutrient/pathogen study will be required? **The property is not located within a Nitrate Priority Area; therefore, an NP Study was not required.**

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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, September 2, 2026 5:08 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: CU2025-0031 Slaughterhouse

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.

Thank you so much, Anthony,

Can you review a couple more things that were asked?

Can you identify the wastewater treatment technology that will be used?

The applicant stated that SWDH determined that there is no seasonal high groundwater. Is this correct?

Lastly, can you confirm if a nutrient/pathogen study will be required?

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, September 2, 2026 2:37 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: [External] RE: CU2025-0031 Slaughterhouse

Hi Amber,

I can review and get back to you by the end of this week or the beginning of next week.

Thank you,

Check out our new online self-service portal here! PORTAL
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, September 2, 2026 10:38 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: CU2025-0031 Slaughterhouse

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

Hi Guys,

I hope you are all having a wonderful week.

We have circled back to the slaughterhouse on parcel R39357012 for Lucas Hansen. The application was

approved, appealed, and has now been remanded. There is a question regarding the number of animals the applicant may process per week or month based on the septic approval, and I am hoping you can help clarify this for me.

The applicant has stated that he intends to slaughter approximately 10 animals per week. However, the pre-application notes reference 36 animals but do not specify whether that number is intended to be a weekly or monthly amount.

I understand that the applicant received pre-approval from Southwest District Health and DEQ for a septic system that accounts for the waste associated with the slaughterhouse.

Could you please confirm the number of animals the applicant's septic approval allows him to slaughter, whether that limitation is calculated on a weekly or monthly basis, and whether there are any other limitations related to the slaughterhouse that we should be aware of?

Thank you for your help!

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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Exhibit 1D3:

Archived: Monday, September 14, 2026 3:12:06 PM
From: BRO Admin
Mail received time: Tue, 8 Sep 2026 17:53:33
Sent: Tue, 8 Sep 2026 17:52:43
To: Amber Lewter
Subject: [External] RE: Slaughterhouse
Importance: Normal
Sensitivity: None
Attachments:
Slaughterhouse_BRO Comments.pdf

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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, September 2, 2026 5:19 PM
To: BRO Admin <BRO.Admin@deq.idaho.gov>
Subject: Slaughterhouse

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello,

I was wondering if there are any specific regulations or requirements related to slaughterhouses that I should be aware of as I review this application. https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1321

In particular, if there are any requirements regarding the operation, number of animals processed, waste disposal, or other applicable regulations, I would appreciate any information you can provide.

Thank you!

Sincerely,

Amber Lewter
Associate Planner

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

Brad Little, Governor
Jess Byrne, Director

September 8, 2026

Amber Lewter, Planner
Canyon County Development Services
112 N. 11th Ave., #310
Caldwell, ID 83605
amber.lewter@canyoncounty.id.gov

Subject: Slaughterhouse

Dear Amber:

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

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

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
     For questions, contact David Luft, Air Quality Manager, at 208-373-0550.
   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
   - For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
2. **WASTEWATER AND RECYCLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. IDAPA 58.01.25 addresses discharge permits. 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, subsurface disposal projects, and discharge projects require separate permits as well.
- DEQ recommends that projects be served by existing 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 using an existing drinking water system whenever possible. Please contact DEQ to discuss this project and to explore options to both best serve this project and provide for protection of groundwater resources.
- When connecting to an existing system, DEQ recommends verifying 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/).
- 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.
- For non-regulated systems and/or private wells, DEQ recommends testing for total coliform bacteria, nitrate, and nitrite prior to use and retested at least annually thereafter.
- 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 Brandon Lowder, Drinking Water Compliance Supervisor, at 208-373-0568.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at 208-373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at 208-373-0564.

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

Exhibit 1D4:

Archived: Monday, September 14, 2026 3:12:35 PM
From: Kendra Conder
Mail received time: Wed, 9 Sep 2026 13:52:44
Sent: Wed, 9 Sep 2026 13:52:11
To: Amber Lewter
Subject: [External] RE: Slaughterhouse
Importance: Normal
Sensitivity: None

Hi Amber,

All good questions! Below is a link to the crash map for the state. On the right you can select district 3 and then choose canyon county, parma and it should focus the map in on the city. On the top left corner there is a drop down and you can change it to map view. It looks like in the last 5 years there have been 4-5 crashes near the site, but please double check!

https://itd.aashtowaresafety.net/itd-safety-dashboards#/ff058059-901e-4065-abf2-c36a69bc2d10?view_id=2

Additional improvements will be required for the access to US-95. I believe my original comments laid out the requirements for the commercial access, but please let me know if that is not the case! They will only be allowed one access to the site.

Please let me know if there are any additional questions!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, September 3, 2026 11:28 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: Slaughterhouse

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra,

The slaughterhouse case, CU2025-0031, was remanded by the Board, and they had a few additional questions that I'm hoping you can help clarify.

The Board raised concerns regarding traffic in the area along Highway 95 and asked whether crash data or crash incident statistics are available for the vicinity of the proposed slaughterhouse. Is this information

something you would be able to provide?

The Board also raised concerns regarding access to the property. Can you confirm whether the applicant will have adequate access to the proposed slaughterhouse at the proposed location, and whether any additional access improvements or requirements would be necessary?

Thank you for your assistance.

You can find the documents here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1321

Sincerely,

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit 1D4.1:

Archived: Wednesday, September 16, 2026 3:10:19 PM
From: Nathan Blank
Mail received time: Wed, 16 Sep 2026 13:44:37
Sent: Wed, 16 Sep 2026 13:43:50
To: Amber Lewter
Subject: [External] Case No. CU2025-0031
Importance: Normal
Sensitivity: None

Amber,

ITDs comments regarding this case number are to require the 40 ft deeded approach for commercial use as a Butcher Shop shall be brought up to current ITD standards for commercial use.

thanks

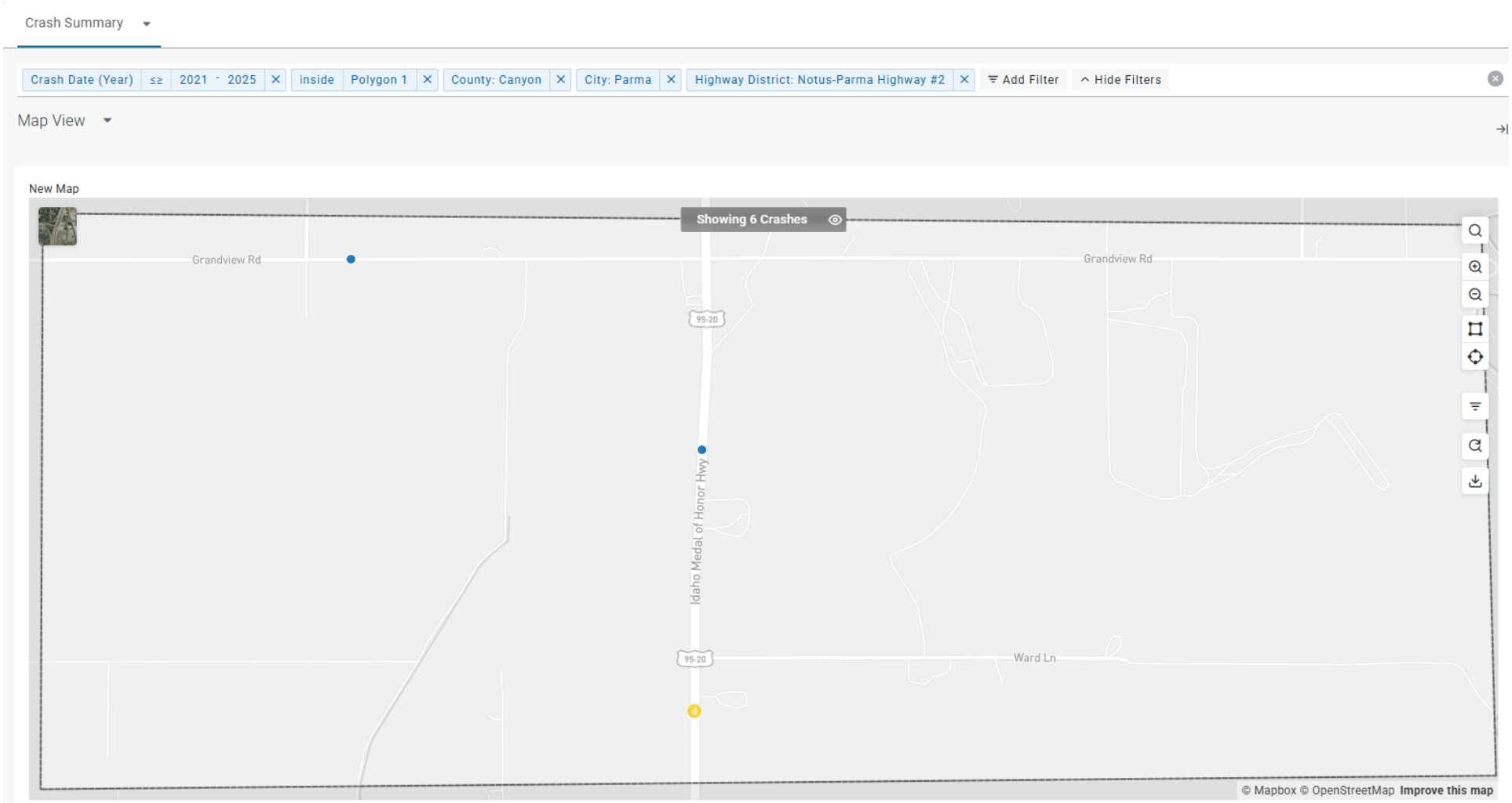
Nate Blank| Development Services Senior Planner
Idaho Transportation Department| District 3
Email: *Nathan.Blank@itd.idaho.gov*

Exhibit 1E:

ITD's Crash Map https://itd.aashtowaresafety.net/itd-safety-dashboards#/ff058059-901e-4065-abf2-c36a69bc2d10?view_id=2

The following data is crash data from 2021-2025.

The subject property is located west of Hwy 95 between Grandview Rd and Ward Ln. The data indicates five (5) accidents within close proximity to the subject property.



The blue dot indicates an accident that occurred in front of the subject property between 2021 and 2025.



The following four (4) accidents are south of Ward Ln, shown as the yellow dots below.

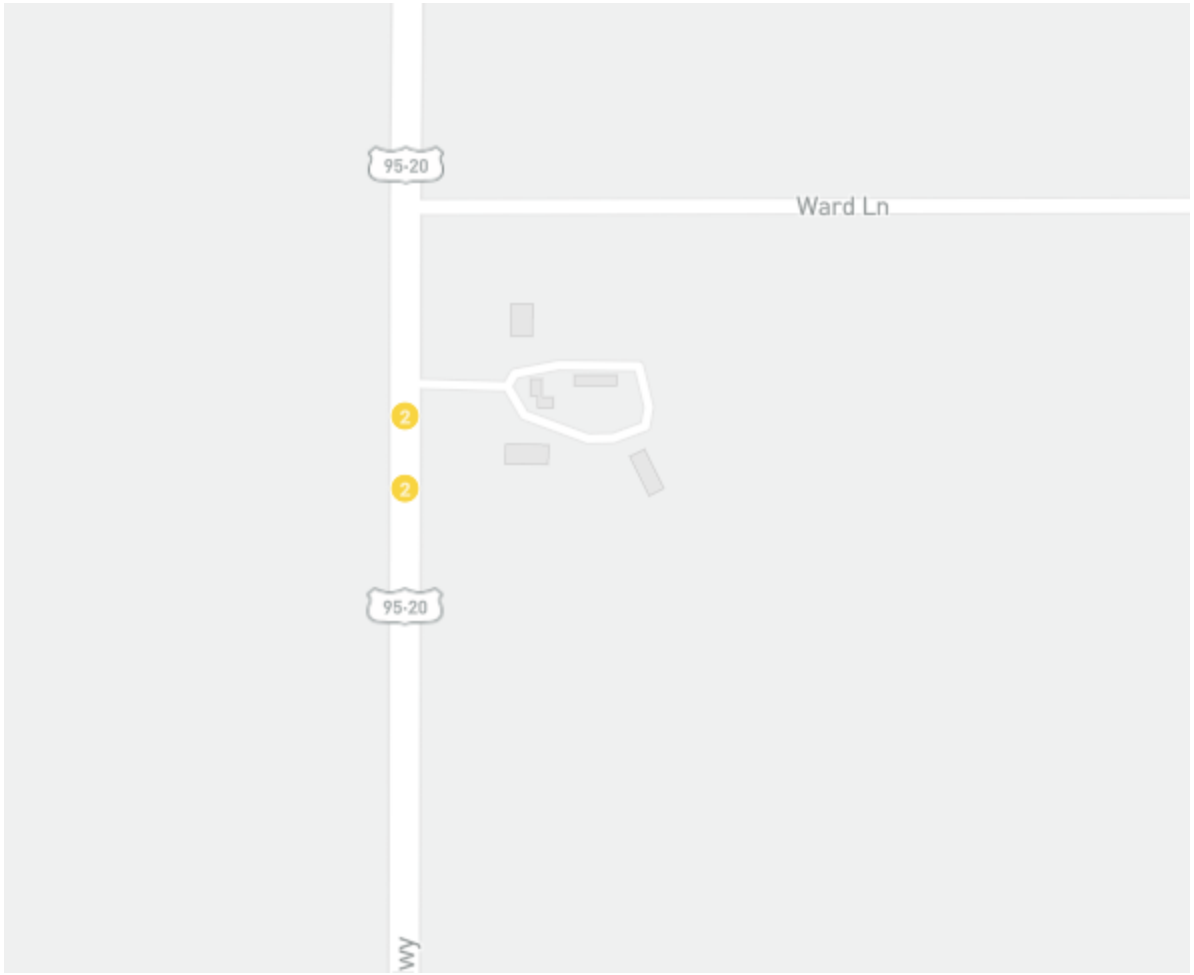


Exhibit 1F:

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
Phone: 208-454-7458

CASE NAME: Hansen

CASE NO: CU2025-0031

HEARING BODY: Planning & Zoning Commission

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 1st day of September, 2026, I mailed by regular first-class mail, or emailed, a true and correct copy of the notice attached hereto as Exhibit A to those referenced in Exhibit B in accordance with the requirements of the Canyon County Zoning Ordinance § 07-05-01.

- ☐ Agencies – Initial Notice for Comment
- ☐ JEPA / (City of Nampa)
- ☐ Agencies – 30 Day Notice of Hearing Date
- ☐ Full Political
- ☒ Property Owners

Signed: Caitlin Ross
(Signature of DSD staff who mailed/e-mailed notice)

Date Completed: 9/1/26

Notice of Public Hearing

Hearing Case: Hansen
Case No.: CU2025-0031

Suggestions for Testifying at the Public Hearing

Be informed . . .
Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan. Learn the criteria used to consider the proposal's merits, or other pertinent material.

Be on time . . .
Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .
The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is discouraged and ***each individual is given 3 minutes to comment.*** *Long stories, abstract complaints, or generalities may not be the best use of time. Applicant has 5 minutes to rebut or discuss issues raised by any opposition.*

If you don't wish to speak, write . . .
At most hearings, previously submitted written testimony has been reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. ***All documents or written comments should be submitted to the Development Services Department by September 21, 2026.*** *If the materials deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.*

Canyon County documents are not to be altered or redistributed with alterations. Doing so may be a **violation of Federal, State or Local Laws.**

CANYON COUNTY
DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 • Caldwell, Idaho • 83605
Phone (208) 402-4164

Greetings Property Owner:

NOTICE IS HEREBY GIVEN that the Canyon County Planning & Zoning Commission is scheduled to hold a public hearing on **October 1, 2026** beginning at 6:30 p.m. on the following case. The hearing will be held in the Public Meeting Room on the 1st floor of the Canyon County Administration Building, located at 111 North 11th Avenue, Caldwell, Idaho.

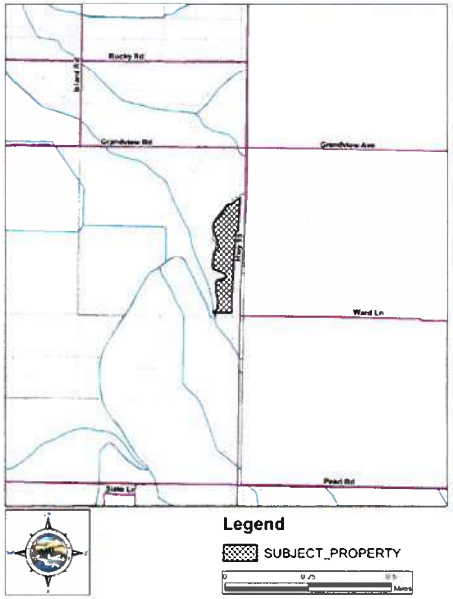
Case No. CU2025-0031: The applicant, Lucus Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an "A" (Agricultural) zone. The proposed use is a custom slaughterhouse where the applicant will accept animals from customers for processing, with retail sales as an accessory use to the slaughterhouse. The Planning and Zoning Commission approved the Conditional Use Permit, subject to conditions, on May 21, 2026. The decision was appealed on June 5, 2026. On July 30, 2026, the Board of County Commissioners remanded the matter to the Planning and Zoning Commission for additional information, including but not limited to:

- Clarify the number of animals that will be processed.
- Demonstrate the proposed water and wastewater design flow is adequate.
- Crash data statistics for the area.
- A plan for maintaining operations during power outages.
- Clarify whether a mobile kill service is proposed and, if so, what is the scope of the operation and whether all applicable agencies have reviewed and acknowledged that scope of operation.
- Provide a waste management analysis.
- Idaho Department of Agriculture standards and how the proposal will comply.
- The proposed access is acceptable to the Idaho Transportation Department.

The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012, a portion of the NE quarter of Section 20, T6N, R5W, BM, Canyon County, Idaho.

Public comments are very important in evaluating this case. You are invited to provide written testimony by **September 21, 2026**, or oral testimony at the hearing. If the comment deadline is on a weekend or holiday, it will move to close of business 5 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. **Materials submissions must be received on or before the deadline. All written testimony or exhibits received after the deadline will need to be brought to the public hearing and read into the record by the person submitting the information.**

If you have questions, please contact the Case Planner, **Amber Lewter** at amber.lewter@canyoncounty.id.gov. In all correspondence concerning this case, please refer to the case number noted.



Assistance is available for persons with disabilities. Please call the Development Services Department at 208-454-7458 at least two weeks prior to the hearing so that arrangements can be made.

Copies of all documents concerning public hearing items can be obtained from the county website https://www.canyoncounty.id.gov/land-hearings as they are available.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R39357	RIDLEY RONALD	1300 ANDERSON CORNER RD	PARMA	ID	83660
R39356	JOHNSON E G FARMS INC	24007 HWY 20-26	PARMA	ID	83660
R39358010	RRN PROPERTIES LLC	27729 LANCE LN	PARMA	ID	83660
R23057	OLSON DESTRY RYAN	28094 GRANDVIEW RD	PARMA	ID	83660
R39357010	HARTSHORN RICHARD LEE JR	28251 GRANDVIEW RD	PARMA	ID	83660
R20077010	HEITZ GLENN	28282 PEARL RD	PARMA	ID	83660
R39357012	HANSENS HOLDINGS LLC	32501 HWY 95	PARMA	ID	83660
R39357011	GRANDVIEW 95 LLC	4629 MT VIEW DR	BOISE	ID	83704



PIN	Alternate_PIN	Owner1	OwnerStr	OwnerCity	OwnerSt	OwnerZip
06N05W213160	240	CARAMIDARU VLAD	1007 GRANDVIEW AVE	PARMA	ID	83660
06N05W213011	8474	STOCKETT JARED & LORI	1075 GRANDVIEW AVE	PARMA	ID	83660
06N05W215400	239	HENKEL STEVE	11320 CHAPIN AVE	BOISE	ID	83709
06N05W212420	238	HUTTEMA ALLAN & MARY JO	1255 GRANDVIEW AVE	PARMA	ID	83660
06N05W166440	6005	ATKINSON BRIAN & CINDY	1364 GRANDVIEW AVE	PARMA	ID	83660
06N05W166480	231-2	OLINGER KEVIN & LANA	PO BOX 176	PARMA	ID	83660

Exhibit 1G:

EXHIBIT G

Public Comments Received by: September 21, 2026

Planning & Zoning Commission

Case #: CU2025-0031-Remand

Hearing Date: October 1, 2026

Exhibit 1G1:

Gmail

Kevin Olinger <kolinger2014@gmail.com>

2nd P&Z Letter in Opposition

Kevin Olinger <kolinger2014@gmail.com> Mon, Sep 21, 2026 at 2:42 PM
To: Kevin Olinger <kolinger2014@gmail.com>

To: Canyon County P&Z C/O Amber Lewter

September 21, 2026

From: Kevin Olinger

Subject: P&Z 2nd Hearing on Hansen Slaughter House C.U.2025-0031

As we prepare once again for this attempt at an approval for a non permitted development I would submit that independent investigations be conducted once again in all arenas exposed. The items that have been identified multiple times and apparently still not delved into by any standard still seem to be unclear. All the pertinent violations, omissions, non truths and purposeful mis-directions have been tolerated by both the P&Z and the BOCC. Repeated bites at the apple without reason has been allowed for the applicant; not so for the rest of the citizens. Theirs has been a sharp denial at all levels, most recent being the BOCC'S not allowing the appellant to speak at an open forum public meeting stating, "We Don't Need You"! This after appellant paid for the hearing, showed up, signed in, waited patiently and then was not only ignored, never even acknowledged. The audio recording shut off immediately prior to me registering my absolute ire for the board denying me and others our "Due Process". Other County employees were asked by myself if they had ever seen such a thing, they stated No never, some stated they were shocked at the behavior. County legal was contacted after and was questioned by me as to the legality of what took place that afternoon and the representative attorney stated that it had been done before but did not expound. At every turn this process has been suspect at best concerning the proper operation and application of code, rules and law.

Since the first P&Z hearing the applicant has attempted to push through an abundance of non truths. The rest of us who this application will devastate if this is allowed to proceed; the P&Z as well as the BOCC is having the wool pulled over their eyes in this scam. From the beginning the appearance of some form of need was a falsehood committed by the applicant as told and perpetuated him and by his own son. It was followed by the appearance of his son knowing something of the meat cutting, butchering industry; of which he has minimal. the direction of a father to purposefully try and secure trade operations and techniques from a to be competitor is the lowest; followed up there closely with the ulterior motive of enticing the said competitor to be employees to come to work for his father and him. This after letting the existing employees know that his father is extremely wealthy. He also shared with them that if he was not successful that he was afraid of his father and that he would dis-inherit him. As further evidenced an owner of local slaughter operation called son into the office and confronted him, he admitted that he was trying to hire away the owners employees; the resultant was that the son was fired. The owner further let him know that if he or his father attempted to replicate or use any of the operational techniques that he observed while he was employed that he and his father would be sued for intellectual theft. All these maneuvers admissions of deceit add up to the openly evident decision of more than enough evidence to not only deny this applicant for the C.U.P. but anything further submitted to take with a tremendous amount of investigative scrutiny at every level. This need be found out by yourselves, as all of these follow up investigative efforts have proven out as truthful.

Again, there has been submission after submission as to the erroneousness of this whole endeavor!

Will you please investigate? Due the due diligence as to all that has been uncovered and presented?
Then feel entirely comfortable with yourselves, as we are, to completely DENY this C.U.P.

Thank You,
Kevin Olinger

Kevin

ORAL TESTIMONY – SPEAKING NOTES

Appeal of CU 2025-0031 – Board of County Commissioners Hearing, July 30, 2026

Kevin Olinger – 2170 Hwy. #95, Parma, Idaho

Which version to use: Canyon County's standard public comment limit is 3 minutes per speaker. The 10-minute Extended Version below is only appropriate if you have been designated the spokesperson for organized opposition (county hearing procedure allows a pre-authorized group spokesperson up to 15 minutes — confirm this with Development Services before the hearing) or if the Chair grants extended time. Otherwise, use the 3-Minute Version, or the 90-Second Condensed Version if time is cut even shorter. Whichever you use, speak slower than feels natural — the Commissioners are writing notes as you talk. Pause at the / marks. It's fine to glance down at the page; you don't need to memorize any of this.

Extended Version (~10 minutes — spokesperson or extended time only)

Confirm with Development Services beforehand that you have been recognized as a group spokesperson, or that the Chair has granted extended time, before planning to use this version.

Good afternoon, Commissioners. My name is Kevin Olinger. My family's home is at 2170 Highway 95, immediately adjacent to the site approved for this slaughterhouse. / I'm speaking today as the appellant of record in this appeal of CU 2025-0031. We've submitted a detailed written Statement of Reason, and I'd like to use my time tonight to walk through what the record actually shows, because none of this is speculation — it's documented in the county's own files. / I'll cover six areas: the applicant's own numbers, a documented notice failure, problems with the application paperwork, how this permit gets enforced going forward, the Comprehensive Plan, and the environmental record. Then I'll close with what we're asking the Board to do.

First, the numbers. The Planning and Zoning Commission's own Findings of Fact state that the applicant represented slaughtering approximately 10 animals a week. That's the figure the county used to justify its traffic estimate — about 20 customer vehicles a week — and its conclusion that this facility won't be injurious to the neighborhood. / But the applicant's own Letter of Intended Use, submitted to Southwest District Health for the septic permit on this very same facility, states the operation will process 15 cattle, 11 pigs, and 10 sheep a week. That's 36 animals — three and a half times what the county was told. That 36-animal figure isn't an isolated detail, either: it's the number actually used to calculate the facility's wastewater design flow, meaning it's the number the engineering is built around, even though it's not the number the land-use review was built around. / This isn't a discrepancy buried somewhere obscure. Records we obtained through a public records request show the county's own case planner received Southwest District Health's official pre-development notes — stating the 36-animal figure in writing — a full month before she finalized findings that still say 10. She had the correct number in hand, and the findings were never corrected. /

2078 WORDS

We're asking the Board to require the applicant to reconcile these two numbers on the record, and to decline to rely on any finding — concerning; traffic, odor, health, safety, industrial waste water and incompatibility with the neighborhood character — until that happens.

Second, notice. Idaho law and county ordinance both require that property owners near a project like this receive individual mailed notice of the hearing. / Internal county emails we obtained show that three weeks before the May 21st hearing, the case planner discovered the mailed notice had only gone out to the Canyon County side of this parcel. The entire Payette County side — six of the fourteen property owners entitled to notice — had never been mailed anything. Her own staff wrote back, and I'm quoting directly: 'I was unaware there was a separate list available and went off of the one that was listed as a 1000 feet listing.' / A corrected mailing went out that same day, April 28th — just over three weeks before the hearing. A follow-up email a week later shows the county wasn't even sure internally, whether that fix had actually gone out. / The real-world effect is right there in the hearing sign-up sheet: ten people showed up to testify against this project. Only two of us — myself and one other neighbor — had ever actually been mailed notice. Eight had not.

Third, the application itself has an unresolved integrity problem. Every applicant is required to submit a signed Agency Acknowledgement form confirming coordination with reviewing agencies like the fire district, the highway district, and the health district. / The Southwest District Health reviewer for this case stated in writing, in an email dated April 8th, 2026 — quote — 'That is not my signature on that agency acknowledgement form that was dated on 10/01/2025.' Nobody has explained how that happened. On the form itself, the box confirming an actual completed review with Southwest District Health was left unchecked, even though a signature appears on the line below it — unlike the fire district and highway district sections of that same form, which are both checked and signed. / We're not asking the Board to assume the worst. We're asking the Board to require this be explained on the record before relying on an application file that contains it.

Fourth — and this matters regardless of how you view everything else tonight — once a permit like this is issued, almost nothing about it is checked again. Canyon County's own Code Enforcement program only acts on a written complaint. There's no routine inspection, no required periodic report, nothing automatic. Nearly every condition attached to this permit is a one-time, pre-operational approval — a letter here, a permit there — required before the doors open. After that, if actual operations don't match what was represented, the only way anyone finds out is if a neighbor notices, documents it, and files a formal complaint themselves. / We're asking the Board to build real ongoing oversight from all agencies involved into any type of approval that stands — continual inspection, monitoring and

reporting on actual throughput and a requirement that the applicant return to this Commission if the operation violates any terms set forth by the various oversight agencies.

Fifth, the Comprehensive Plan. This parcel sits in an area with an Intensive Agriculture Overlay, which the Plan itself describes as protecting production agriculture — crops, orchards, grazing — from incompatible uses. A slaughterhouse with a retail storefront is an Industrial operation, processing and commerce, not production. / And notably, the staff report itself reached into the county's separate CAFO ordinance to borrow a 500-foot setback standard for the waste system — while stating in the same paragraph that, quote, 'the request is not for a CAFO.' If staff believed this operation's impacts were serious enough to need a CAFO-level setback, it's fair to ask why it wasn't reviewed under the more rigorous CAFO framework the Plan actually provides for that category of use. The possible allowance of such an operation only contributes to the detriment of our area in the many ways stated: our property values, desirability, enjoyment and character and nature of the area previously. As per the Comp Plan it is not intended to and does not rezone any parcels or lots. There is an Industrial Zoning for a reason it has the capability of all the utility services to handle what is being processed and or discarded such as power needed, potable water and a waste water/sewage system through an approved monitored treatment plant to make environmentally safe/ All these discovered discrepancies, violations and omissions culminate into an obvious path and course of action for the Board to follow.

Sixth, the environmental record has real gaps. The septic permit for this facility wasn't approved as a standard system — it's classified 'Complex,' with a required treatment standard, because blood-containing wastewater can't legally go into an ordinary septic tank untreated. But the record doesn't identify what treatment technology will actually be used to meet that standard, or whether the ongoing maintenance and reporting obligations that typically come with a complex system are actually in place. / Southwest District Health's own notes report groundwater deeper than ten feet at this site — but that appears to be a normal-conditions reading, not a 'seasonal high' determination, which Idaho's own rule treats very differently: as little as one foot of separation is allowed between a drain field and seasonal high groundwater. After discussions with the representatives of both DEQ and SWDH their collaboration, correspondence and submission are lacking at best/ looking at what was submitted there are violations within their own parameters.

Given the irrigation canal on this property and the industrial nature of this waste, that's a real question nobody's answered, as many wells have static depths of less than 10' (according to the IDWR well drillers reports) and the permit as it stands requires a drain field 8' in depth /

The process of flocculation ruining the drain field has nowhere even entered the arena by either department in their discussions/that is disconcerting. /

Separately, Idaho just finalized a new storm water permit program for industrial facilities like this one, effective just nineteen days before this hearing. This facility has an outdoor animal holding pen near that same canal, and nothing in the record shows whether that new permit requirement was ever addressed. / One more note on safety: Highway 95 at this location has a documented history of serious collisions, including fatalities and the record shows ambulance response time to this property runs 25 to 28 minutes, compared to about 5 minutes for fire — a real gap for a site involving heavy machinery, large animals, and industrial processing, that would be best suited in a properly zoned Industrial area.

Closing

Commissioners, everything I have described tonight is documented in the county's own file. This has not been speculation. From the beginning, this application has been marked by errors, omissions, and a process that never quite caught up with itself — the wrong notice list, an unresolved signature, an animal count that was corrected in one file and never corrected in the one that mattered.

I understand that one or more Commissioners indicated, during this hearing, that they did not have adequate time to fully prepare and review the application before voting. If that's accurate, I don't say it to embarrass anyone. I say it because this is a permanent decision affecting all of our lives, our homes, our families, our livestock and our water, and it deserves more than a rushed read at the end of a long meeting.

I'd also ask the Board to weigh the testimony offered in support of this application with real scrutiny. Much of the case for why this facility is needed rested on claims that existing slaughter capacity nearby is overwhelmed and backed up. Nothing could be further from the truth and through investigation it was brought to light. It is also in the record and it actually supports that. Before this Board treats that as settled, we'd ask that it be tested by Your own Investigation and not simply accepted.

I'll also share something I was told by another neighbor who was there that evening, though I did not see it myself: a visibly celebratory Reaction/Interaction — hugs, high-fives — between the applicant and Development Services staff once the vote was taken. I raise it not as an accusation, because I can't personally confirm it, but because if it's true, it deserves the Board's own inquiry. These hearings are supposed to be impartial as well as remaining neutral throughout the process, honest and fair treatment demands it /and our neighborhood needs to be able to trust that they are.

This is our home. It's where our families live, draw its water, where we raised our concerns in writing months ago, and where we've spent weeks now combing through public records just to understand a process that was supposed to include us and protect us from the start.

We didn't go looking for a fight — the county's own files did the convicting, once we finally got to see them.

In Conclusion:

We are asking the Board to reverse this approval.

Not because we oppose progress, and not because we begrudge anyone the right to run a business, but because a decision this permanent, this close to our homes and our water, this rife with errors, deserves thorough inquiries and investigation for the health and safety of all, as well as a process we can actually trust.

Thank you.

Exhibit 1G1.1:

Archived: Wednesday, September 23, 2026 11:09:24 AM
From: Kevin Olinger
Mail received time: Mon, 21 Sep 2026 22:11:58
Sent: Mon, 21 Sep 2026 16:11:30
To: Canyon County Zoning Info Amber Lewter
Subject: [External] Fwd: List of Liable Entities and Persons
Importance: Normal
Sensitivity: None

---------- Forwarded message ---------
From: **Kevin Olinger** <kolinger2014@gmail.com>
Date: Mon, Sep 21, 2026, 16:00
Subject: List of Liable Entities and Persons
To: Kevin Olinger <kolinger2014@gmail.com>

To: Canyon County P&Z C/O Amber Lewter

From: Kevin Olinger

Subject: List of Liable Entities and Individuals

In preparation for the 2nd bite at the apple for CU20250031, we would like a complete list of those that will be liable for the chance at any remote passing of this C.U.P.

In order that we may establishwho is most responsible for the loss of life, loss of use of the aquifer, value, property damage and decrease in assessed value, and any other resultant detriment to the surrounding neighborhood community as a result of this'll conceived project; we need it be on record who you think will be liable in order of responsibility?

Please list in descending order:

Applicant, Applicant's Insurer, Canyon County DSD and Individuals involved personally, Canyon County P&Z and individuals involved personally, Canyon County BOCC and those involved personally, Canyon County proper, DEQ and those involved personally, SWDH and those involved personally, the State of Idaho or any of the muriad of contributing acronymical agencies?

Your participating in this listing will make things much easier and is very much appreciated.

Thank You,
Kevin Olinger

MOUNTAIN TOP LAW
Environmental, Land Use & Zoning

Julia Thrower
614 Thompson Avenue, McCall, ID 83638
jthrower@mtntoplaw.com · (208) 271-6503

September 21, 2026

Canyon County Planning and Zoning Commission
c/o Amber Lewter, Associate Planner
Canyon County Development Services Department
111 N. 11th Avenue, Suite 310
Caldwell, Idaho 83605
Via email: amber.lewter@canyoncounty.id.gov; zoninginfo@canyoncounty.id.gov

Re: Case No. CU2025-0031 (Hansen) — Conditional Use Permit for a Slaughterhouse with Accessory Retail Sales, Parcel R39357012, 0 Hwy. 95, Parma — Public Hearing on Remand, October 1, 2026 — Written Testimony in Opposition and Request for Denial

Dear Chairman Sturgill and Members of the Commission:

My firm, Mountain Top Law PLLC, represents Kevin Olinger, the appellant whose appeal the Board of County Commissioners (the "Board") granted on July 30, 2026, and an affected person who owns and lives at 2170 Hwy. 95, directly across the highway from the subject parcel. I submit this letter on his behalf and for the record of the October 1, 2026 hearing on remand. Mr. Olinger will also testify in person. We respectfully ask the Commission to DENY the conditional use permit ("CUP").

The Board sent this application back for one reason: the record did not contain the evidence needed to make the findings that Canyon County Code of Ordinances ("CCCO" or the "Code") § 07-07-05 requires. The Board and staff identified seventeen specific items to be addressed. The applicant's written response to those items is a single email that, on nearly every point, either refers to "civil plans" that were never submitted or offers a one-sentence assurance in place of the analysis the Board asked for. When staff pressed for the plans, the applicant stated that he did not believe he needed to provide anything beyond confirming that the use is allowed in the zone, and asked to be scheduled for hearing anyway. Staff has advised, in writing, that it "does not have sufficient evidence to fully evaluate the identified issues." (A.Lewter email to L.Hansen, Aug. 25, 2026.)[1] Under CCCO § 07-05-03 the burden of persuasion rests with the applicant, and the

[1] October 1 Hearing Packet at pp. 23–24. For ease of reference, page numbers refer to the PDF page numbers of the entire packet.

Commission may approve only upon "finding adequate evidence to answer" each of the § 07-07-05 questions in its findings. That evidence is not in this record, and the applicant has declined to supply it. Denial is the only decision the record supports.

In summary, the application should be denied because:

1. **The record on remand is materially unchanged.** Fifteen of the seventeen remand items remain unanswered or are answered only by reference to plans that do not exist in the record (Section II and Table 1).
2. **A slaughterhouse is not "agriculture" under Canyon County's own definitions.** The Code separately defines "slaughterhouse," lists it as a use allowed by right only in the M-2 (Heavy Industrial) zone, and excludes processing from "agriculturally related activities." The retail component is not a permissible accessory use in the A zone and, as a matter of federal law, custom-exempt meat cannot be sold at retail at all (Section III).
3. **The scale of the operation has still not been fixed.** The applicant now says the system was built for "36 animals per day." Because staff has told the Board a head-count cap is unenforceable, the Commission must evaluate every impact at that capacity, and none of the existing impact findings survive that exercise (Section IV).
4. **Criterion 5 (water, sewer, drainage, stormwater) cannot be found.** The 639-gallon-per-day septic design is undersized under Southwest District Health's ("SWDH") own guidance even at the figures the applicant gave SWDH; the treatment technology is unidentified; the drainfield must be relocated and re-tested; the only "site evaluation" submitted is for a different property in Midvale; and no stormwater or Department of Environmental Quality ("DEQ") non-domestic wastewater approval exists (Section V).
5. **Criterion 4 (injury to neighboring property; essential character) cannot be found** without the odor, pest, noise and waste plans the Board asked for, none of which were provided (Section VI).
6. **Criteria 6 and 7 (access and traffic) cannot be found** without the crash data and Idaho Transportation Department ("ITD") access approval the Board asked for, neither of which was provided (Section VII).
7. **Criterion 3 (comprehensive plan) is not supported.** The Intensive Agriculture Overlay exists to protect working farms from incompatible uses, not to invite them (Section VIII).

I. The Standard the Commission Must Apply on Remand.

Every use requiring a conditional use permit "is declared to possess characteristics which require review and appraisal by the presiding party to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity." CCCO § 07-07-01. The Commission "shall consider each conditional use permit application by finding adequate evidence to answer" the eight questions in CCCO § 07-07-05, and the burden of persuasion on every one of them is on the applicant. CCCO § 07-05-03; *see* also Findings of Fact,

Conclusion of Law, and Order ("FCO") (May 21, 2026), Applicable Law ¶ 4.[2] Idaho Code §67-6535(2) requires that the decision be accompanied by a reasoned statement that "states the relevant contested facts relied upon" and explains the rationale "based on ... factual information contained in the record."

The Code also defines the compatibility the Commission must find. Land uses are compatible only if "they do not directly or indirectly interfere or conflict with or negatively impact one another," and "[a] compatibility determination requires a site specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another." CCCO § 07-02-03 ("Compatibility"). A site-specific analysis cannot be performed on an application that has not fixed how many animals will be killed, how much wastewater will be generated, how it will be treated, where the drainfield will go, how often offal will be removed, or where the highway access will be.

The Board's remand was explicit that these questions were to be answered before a new hearing. Staff told the applicant the same thing on July 30, August 10 and August 25.[3] The applicant's position, recorded by staff on August 25,[4] is that he need not provide anything beyond confirming that the use is allowed in the zone. That is not the standard. Whether a use is conditionally listed in the matrix is only the first of eight questions, and it is the only one the applicant has attempted to answer, and did so incorrectly.

II. The Record on Remand Is Materially Unchanged.

Table 1 compares each item identified in the Board's remand (as transmitted to the applicant by staff on July 30, 2026) with the applicant's written response of August 7, 2026 and with what the hearing record actually contains. Quotations are verbatim from the emails in the October 1 hearing packet.[5]

Table 1. Remand items, applicant's response, and the state of the record

Item the Board directed be addressed	Applicant's written response (Aug. 7, 2026)	What the record before the Commission actually shows
1. Determine when public notice was sent	*Staff item; County to re-notice.*	Not addressed by applicant. Original mailing omitted the Payette County side of the 1,000-foot area (corrected April 28, 2026).[6]

[2] October 1 Hearing Packet at p. 35.

[3] October 1 Hearing Packet at pp. 5–6, 20–21, 23–24, 26.

[4] October 1 Hearing Packet at p. 23.

[5] October 1 Hearing Packet at pp. 5–7.

[6] October 1 Hearing Packet at p. 66 (staff report, notification dates), pp. 1, 3 (Board transcript summary), p. 200 (July 20, 2026 Statement of Reason).

Item the Board directed be addressed	Applicant's written response (Aug. 7, 2026)	What the record before the Commission actually shows
2. Determine whether a CAFO-level review is required	*Staff item.*	Not addressed by applicant. Staff nonetheless borrowed the CAFO animal-waste setback (CCCO § 08-01-12(1)C) as Condition 15, an acknowledgment that the impacts are of the kind the CAFO chapter regulates.[7]
3. Reconcile the discrepancy regarding the number of animals processed: 10 head/week (testimony) vs. 36 (SWDH permit)	*"The amount of animals that the system was built for from SWDH and DEQ is 36 animals per day. Although the facility will not support that the system is built for that." (Aug. 7, 2026)*	Not reconciled. The record now contains four different figures: "up to 10 beef a week" (Ex. 3B2.1);[8] "roughly half" of 20/week (May 21 testimony);[9] 15 cattle, 11 pigs and 10 sheep per week = 36/week (SWDH Letter of Intended Use, and SWDH's own design math of 36 × 100 GPD ÷ 7 days);[10] and now "36 animals per day."[11] No number is fixed anywhere in the application.
4. Demonstrate water/wastewater design flow is adequate	*"It is clarified on the civil plans and it is within the county code."*	No civil plans were ever submitted. Staff asked for them three times (Aug. 10 and Aug. 25).[12] Applicant's engineer instead wrote on Aug. 26 that septic and stormwater design "will depend on grading plans and soil tests" not yet performed and asked for "conceptual" review only.[13]
5. Provide crash data / crash statistics	*"ITD is getting the info on the crash data."*	No crash data in the record.
6. Provide plan for operations during power outages	*"The coolers and freezer are designed to keep animals cool and frozen in power outages. I checked with local butchers."*	No plan, no backup power, no equipment specification.

[7] October 1 Hearing Packet at p. 39 (FCO).

[8] October 1 Hearing Packet at p. 86.

[9] October 1 Hearing Packet at p. 50 (May 21, 2026 minutes).

[10] October 1 Hearing Packet at p. 198 (Letter of Intended Use, as quoted in the July 20, 2026 Statement of Reason), p. 8 (SWDH email of Dec. 30, 2025), p. 153 (SWDH Pre-Development Notes, "up to 36 animals with five (5) employees").

[11] October 1 Hearing Packet at p. 7.

[12] October 1 Hearing Packet at pp. 20–21, 23–26.

[13] October 1 Hearing Packet at p. 28.

Item the Board directed be addressed	Applicant's written response (Aug. 7, 2026)	What the record before the Commission actually shows
7. Clarify whether a mobile kill service is proposed and its scope, and whether all applicable agencies have reviewed and acknowledged the scope.	*"Not what we are focused on at this point but if we decide to do so it would lower the amount of traffic."*	Scope left open. At the May 21 hearing the applicant said he would "absolutely" consider mobile butchering (Minutes, p. 8).[14] No agency has reviewed that scope.
8. Provide a waste management analysis	*"Darling has told me that they could pick up waste any day of the week ... but I will be on a weekly schedule with them."*	No analysis. The response contradicts the application and the FCO, which state pickup "twice a week" (Ex. 3B2.2, 3B2.3; FCO p. 3),[15]and the May 21 testimony ("twice a week or before it goes bad").[16]
9. Clarify how the proposal will comply with applicable Idaho Dept. of Agriculture standards	*"The department of agriculture has nothing to do with butcher shops."*	Idaho State Department of Agriculture ("ISDA") confirmed it has no jurisdiction and referred waste management to DEQ (Ex. 3E3).[17] No DEQ project-specific review is in the record.
10. Verify ITD accepts the proposed access	*"ITD is getting this permit for me."*	No approach permit or ITD approval in the record. ITD requires a commercial approach at least 650' north of the US-95/Ward Lane intersection, aligned with an existing approach across the highway (Ex. 3E2).[18] No exhibit shows compliance.
11. Staff: Identify wastewater treatment technology	*"There is an extra tank before it goes into the drainfield."*	Technology not identified. Permit #023287 is a "complex" system (ETPS 27 mg/L).[19] SWDH's Dec. 30, 2025 email flags BOD/TSS pretreatment as a "potential concern" it "will discuss with DEQ."[20] No DEQ non-domestic wastewater approval is in the record.
12. Staff: Provide information regarding seasonal high groundwater depth	*"SWDH has established there is not any."*	The only site evaluation attached to the Aug. 7 response is for a different property ("Steel National," Parcel RP13N04W42500, Midvale, Idaho).[21] No test-hole log for Parcel R39357012 is in the record.

[14]October 1 Hearing Packet at p. 52.

[15]October 1 Hearing Packet at pp. 36, 87, 89.

[16]October 1 Hearing Packet at p. 50.

[17]October 1 Hearing Packet at p. 145.

[18]October 1 Hearing Packet at p. 142.

October 1 Hearing Packet at p. 19.

[20]October 1 Hearing Packet at p. 8.

[21]October 1 Hearing Packet at pp. 15–18.

Item the Board directed be addressed	Applicant's written response (Aug. 7, 2026)	What the record before the Commission actually shows
13. Staff: Verify if nutrient/pathogen study is required based on proposed scope of operations	*"Not required by SWDH."*	SWDH's waiver was calculated against 36 animals per week and 5 employees, not the figures now claimed.[22]
14. Staff: Confirm whether a stormwater permit coverage permit is required	*"This is also in the civil plan."*	No civil plan submitted. Engineer letter addresses only a construction-phase permit "if more than 1 acre is disturbed," not industrial (operational) stormwater coverage.[23]
15. Staff: Provide a pest control plan	*"We will have a pest control company to help with this."*	No plan.
16. Staff: Provide an odor control plan	*"The odor control would be picking up the waste the day after kill day."*	No plan; and inconsistent with the "weekly schedule" stated in the same email for waste pickup.
17. Staff: Provide a noise control plan	*"There will not be any noise to control everything will happen inside the facility."*	No plan. The holding pen, livestock trailer traffic, and refrigeration equipment are outdoors.[24]

Three features of this record deserve emphasis.

First, the "civil plans" do not exist in the record. The applicant's response relies on civil plans for the wastewater design flow (item 4), the wastewater treatment method (item 11), the stormwater permit (item 14) and, implicitly, the drainfield relocation. On August 10 the applicant told staff the plans were "not quite ready" and asked whether they were really required.[25] On August 25, he declined to provide them.[26] On August 26, his engineer wrote that "exact stormwater and septic design will depend on grading plans and soil tests" that have not been done and asked the County for "conceptual confirmation" before the applicant commits money to engineering.[27] *A conditional use permit is not a concept approval.* Criterion 5 asks whether adequate water, sewer, drainage and stormwater facilities "will be provided," and the only evidence on that question is the engineer's statement that the design has not been done.

Second, the applicant's responses continue to contradict the application and the FCO. The FCO found that by-products will be picked up "twice a week" (FCO p. 3, citing Ex. B2.2 and

October 1 Hearing Packet at pp. 151, 153.

[23]October 1 Hearing Packet at p. 28.

[24]October 1 Hearing Packet at p. 86 (pen "behind the building"), p. 50 (two-week hanging period).

[25]October 1 Hearing Packet at p. 21.

[26]October 1 Hearing Packet at pp. 23–24.

[27]October 1 Hearing Packet at p. 28 (High Water Mark letter, Aug. 26, 2026).

B2.3);[28] the applicant now says he will be on a "weekly schedule."[29] The FCO found approximately 10 animals per week;[30] the applicant now says 36 per day.[31] The Letter of Intent (Ex. 3B2) states an average of five employees and Monday–Friday hours;[32] the Land Use Worksheet (Ex. 3B4) and the FCO state up to eight employees and Monday–Saturday hours;[33] SWDH designed the septic system for five.[34] The application cannot be approved "in general conformance with the applicant's site plan and letter of intent" (Condition 7) when the applicant himself has abandoned the representations in those documents.

Third, the only new technical document is about a different property. The attachment to the applicant's August 7 email includes a SWDH "Speculative Site Evaluation" dated May 26, 2026. It is issued to "Steel National" of Caldwell, for Parcel RP13N04W42500 in Section 24, T13N, R4W, at "TBD Hwy 95, Midvale" — a 30-acre site in Washington County, roughly 60 miles from Parma.[35] It has nothing to do with Parcel R39357012 and cannot reasonably be relied upon for groundwater, soils or anything else at this site.

III. A Slaughterhouse Is Not "Agriculture" Under the Canyon County Code, and the Retail Component Cannot Lawfully Operate as Proposed.

A. The Code's definitions and matrix classify a slaughterhouse as an industrial use, not an agricultural one.

Much of the case for approval, in the staff report and in the Growing Together letter, rests on the premise that a slaughterhouse is an agricultural use that naturally belongs in the A zone.[36] The Code says otherwise.

CCCO § 07-02-03 defines **Agriculture** as "[t]illing of soil, pasturage, sod/turf farms, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses and facilities customarily accessory and incidental thereto, including, but not limited to, the storage and warehousing of fertilizers or agricultural produce or raw products." The operative words for livestock are *raising* livestock. Killing animals that were raised elsewhere, by other people, and cutting them into meat products for a fee is not raising livestock, and it is not a use "customarily accessory and incidental" to raising

[28] October 1 Hearing Packet at p. 36.

[29] October 1 Hearing Packet at p. 7.

[30] October 1 Hearing Packet at p. 35.

[31] October 1 Hearing Packet at p. 7.

[32] October 1 Hearing Packet at p. 85.

[33] October 1 Hearing Packet at pp. 35–36, 92.

[34] October 1 Hearing Packet at pp. 8, 153.

[35] October 1 Hearing Packet at pp. 15–18.

[36] October 1 Hearing Packet at pp. 60–62 (staff report), pp. 178–179 (Growing Together LLC letter).

livestock on this 11-acre parcel. The customers' animals will be trucked in, held overnight, and killed the next day.[37]

The Code confirms the point in four other places. It separately defines **Slaughterhouse** as "[a] facility where animals are killed and may be processed into meat products," and it separately defines **Food Processing Facility** and **Rendering Plant**. CCCO § 07-02-03. It defines **Process** as "[t]he mode, method, or operation necessary to prepare for market or to convert into marketable form." CCCO § 07-02-03. And it defines **Agriculturally Related Activities** as farm-supply, roadside-stand and U-pick type uses "that do not involve processing." CCCO § 07-02-03. If the drafters had understood slaughtering and meat processing to be included within "agriculture," there would have been no reason to define slaughterhouse as a distinct use or to exclude processing from agriculturally related activities.

The land use matrix, CCCO § 07-10-27, then resolves the question. The row for "Agriculture" is allowed by right in the A zone, but it expressly excepts "all other uses specifically listed in other zones." The row for "Slaughterhouse" is listed separately: conditional (C) in the A zone, conditional (C) in M-1 (Light Industrial), and allowed by right (A) only in **M-2 (Heavy Industrial)**. The only zone in Canyon County where a slaughterhouse belongs as of right is the heavy industrial zone — the zone whose stated purpose is to provide areas for heavy industry "substantially free from residential, light industrial or commercial activities." CCCO § 07-10-25(8). CCCO § 07-10-25. The Code tolerates the use in the A zone only if it survives site-specific conditional use review. That is precisely why the § 07-07-05 criteria, not the zoning label, control this decision, and why the applicant's position that he need only show "the use is allowed in the zone" is wrong.

It follows that the FCO's reasoning on Criterion 3 is unsupported. The FCO stated that "[a] slaughterhouse would be compatible with the uses outlined in the description for what the intensive agriculture overlay is intended to protect," and then quote that description: "seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses," with the overlay's stated aim "to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety."[38] A slaughterhouse is not on that list. The overlay is a shield for working farms against exactly the noise, smell and safety conflicts a slaughterhouse creates; it is not an invitation to site one among them. The staff report's further observation that the parcel "doesn't have the best-suited soils to support livestock production"[39] does not help the applicant either: if the parcel is intensive-agriculture land, the overlay protects it from this use, and if it is not, the overlay provides no support for the use.

[37] October 1 Hearing Packet at p. 89 (animals "dropped off, placed in the pen, and slaughtered the next day").

[38] October 1 Hearing Packet at pp. 36–37 (FCO), p. 60 (staff report).

[39] October 1 Hearing Packet at p. 62 (staff report), p. 38 (FCO).

B. The retail sales component is not a permissible accessory use in the A zone, and custom-exempt meat cannot be sold at retail.

The application requests "retail sales of the processed meat as an accessory use to the slaughterhouse," and Condition 7(b) caps the store at 400 square feet.[40] The Code defines **Accessory Use** as "[a] use *not separately listed* in the regulations pertaining to the zone, which is incidental and subordinate to the principal use." CCCO § 07-02-03. Retail stores *are* separately listed in the matrix ("Retail stores, personal service shops, banks, offices ..."), and in the A zone they are prohibited ("-"). CCCO § 07-10-27. By definition, then, a retail store cannot be approved as an "accessory use" in the A zone; the matrix has already answered the question. The Commission has no authority to approve through a conditional use permit for one use a second use the matrix prohibits in the zone.

Independently, the retail component cannot lawfully exist alongside the slaughterhouse as described. The application describes a "custom slaughterhouse in which the applicant will accept animals from customers for processing."[41] That is the federal "custom exemption," 9 C.F.R. §303.1(a)(2), under which the operator slaughters livestock delivered by the owner "exclusively for use, in the household of such owner," and every product must be marked "Not for Sale" and returned to the owner. The SWDH licensing guidance that staff placed in the record says the same thing: a custom meat processor is under USDA jurisdiction, and "[m]eat sold retail must be from a plant with continuous USDA inspection." (Ex. 3E9.1.)[42] A store "selling the processed meat from the slaughter" therefore requires the facility to operate as a federally inspected commercial slaughter plant, with an FSIS grant of inspection, HACCP and sanitation programs, and the volume needed to justify them. That is a fundamentally different and larger operation than the family custom shop described to this Commission, with different traffic, water, wastewater and waste profiles. The applicant has never said which of these two facilities he intends to build, and the record does not permit the Commission to find that either one meets the criteria.

IV. The Scale of the Operation Remains Unreconciled, and Every Impact Finding Depends on It.

The Board remanded in significant part because the FCO relied on "approximately 10 animals per week" while the SWDH permit was built on 36. The applicant's answer is that "the system was built for ... 36 animals per day," although "the facility will not support that."[43] That answer makes the discrepancy worse, not better. The record now contains at least four different representations of scale:

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[40] October 1 Hearing Packet at pp. 58–59 (staff report request and Criterion 2), p. 43 (FCO, Condition 7(b)).

[41] October 1 Hearing Packet at p. 58 (staff report), p. 85 (Letter of Intent).

[42] October 1 Hearing Packet at pp. 158–159 (Idaho Licensing Guidance Table, "Custom Meat Processor" and "Retail Meat Vendor" rows); *see also* October 1 Hearing Packet at p. 160 (USDA jurisdiction table).

[43] October 1 Hearing Packet at p. 7; *compare* October 1 Hearing Packet at pp. 1–3 (Board transcript summary) *with* October 1 Hearing Packet at pp. 29–30 (Board staff report on appeal).

- "The goal is to get up to 10 beef a week to slaughter." (Applicant email, Feb. 4, 2026, Ex. 3B2.1.)[44]
- Roughly half of Ontario's 20 beef per week, i.e., about 10. (Applicant testimony, May 21, 2026, Minutes p. 6.)[45]
- 15 cattle, 11 pigs and 10 sheep per week — 36 animals per week. (Applicant's Letter of Intended Use to SWDH, as quoted in my July 20, 2026 Statement of Reason, Ex. 5B; confirmed by SWDH's design calculation of "36 animals × 100 GPD ÷ 7 days = 514 GPD," Dec. 30, 2025.)[46]
- "36 animals per day." (Applicant email, Aug. 7, 2026.)[47]

At the May 21 hearing, staff offered a condition capping slaughter at 20 head per week, and the Chairman expressed that "he remains concerned regarding the scale of the business" and that "[a] smaller scale would be an appropriate first step." (Minutes pp. 8–9.)[48] No head-count cap was adopted, and staff has since told the Board that such a cap "would be nearly impossible for code enforcement to enforce." (BOCC transcript summary, p. 2.)[49] The Commission should take staff at its word. If the County will not and cannot enforce a limit on the number of animals killed, then the number that matters for every impact finding is not the applicant's hope for ten a week; it is the capacity of what he is asking permission to build. By his own statement that capacity is 36 animals per day, which over the approved six-day, ten-hour operating week is more than 200 animals per week.[50]

None of the impact findings in the existing FCO can be sustained at that scale, or at any scale other than the ten-a-week figure they recite:

- **Traffic.** The FCO relied on "approximately 20 customer vehicles a week."[51] That figure is inconsistent even with ten animals per week: each customer animal involves at least a delivery trip and a pick-up trip, and eight employees commuting six days a week generate roughly 100 trips on their own. ITD's reviewer had no trip-generation data for a butcher shop, used "a small office building in an urban area" as a proxy, and expressly invited the County to "require additional traffic analysis even if ITD does not." (Ex. 3E2.1.)[52] The Board asked for crash data. None was provided.[53]

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[44] October 1 Hearing Packet at p. 86.

[45] October 1 Hearing Packet at p. 50.

[46] October 1 Hearing Packet at p. 198 (Ex. 5B), p. 8 (SWDH email).

[47] October 1 Hearing Packet at p. 7.

[48] October 1 Hearing Packet at pp. 52–53.

[49] October 1 Hearing Packet at pp. 2–3.

[50] October 1 Hearing Packet at p. 7 ("36 animals per day"), p. 43 (Condition 7(d), Monday–Saturday, 7 am–5 pm).

[51] October 1 Hearing Packet at pp. 36 and 40 (FCO), p. 87 (Ex. 3B2.2).

[52] October 1 Hearing Packet at p. 143.

[53] October 1 Hearing Packet at p. 5 (remand item), p. 7 (response).

- **Water.** IDWR's comment that the existing domestic well can serve the use is conditioned on use not exceeding 2,500 gallons per day (Ex. 3E4).[54] See Section V.
- **Wastewater.** The septic permit is for 639 gallons per day.[55] See Section V.
- **Waste, odor and vectors.** Two hundred animals a week produce a corresponding volume of blood, paunch contents, hides, bones and offal awaiting a "weekly" Darling pickup, and a corresponding volume of manure from animals held overnight in an outdoor pen.[56]

The Commission cannot make a reasoned, evidence-based finding on Criteria 4, 5, 7 or 8 without first fixing the scale of the use in the record. The applicant has been asked multiple times—by staff, by this Commission, and by the Board—to do that, and has not done it.

V. Criterion 5: Adequate Water, Sewer, Drainage and Stormwater Facilities Have Not Been Shown.

A. The 639 GPD design flow is undersized on the applicant's own numbers.

SWDH's December 30, 2025 email shows exactly how the design flow was derived: "36 animals × 100 GPD ÷ 7 days = 514 GPD" plus "25 GPD per employee × 5 employees = 125 GPD," for 639 GPD.[57] The SWDH Technical Guidance Manual page that the applicant himself attached (Appendix C, "Uncommon Wastewater Flows," Animal Processing) assigns 150 GPD per cow, 100 GPD per other animal, and 25 GPD per employee.[58] Applying the Manual's rates to the species mix the applicant gave SWDH, and the employee count he gave the County, produces the following:

Table 2. Wastewater design flow under the applicant's own representations

Assumed scale of operation	Wastewater flow	Comparison
SWDH design basis (Permit #023287): 36 animals/week at 100 GPD each; 5 employees at 25 GPD[59]	**639 GPD**	Permitted design flow
Applicant's own species mix stated to SWDH (15 cattle, 11 pigs, 10 sheep per week) at the TGM's published rates (150 GPD/cow; 100 GPD/other animal), with the 8 employees stated to the County[60]	**approx. 820 GPD**	About 28% above the permitted design flow

[54] October 1 Hearing Packet at p. 146.

[55] October 1 Hearing Packet at pp. 19 and 153.

[56] October 1 Hearing Packet at p. 7 (weekly pickup); October 1 Hearing Packet at pp.86 and 89 (pen and manure).

[57] October 1 Hearing Packet at p. 8.

[58] October 1 Hearing Packet at p. 11.

[59] October 1 Hearing Packet at pp. 8, 19.

[60] October 1 Hearing Packet at p. 11 (Technical Guidance Manual, Appendix C, Animal Processing), p. 198 (species mix), p. 92 (Land Use Worksheet, employees).

Assumed scale of operation	Wastewater flow	Comparison
"36 animals per day" (applicant's Aug. 7, 2026 statement), same species mix, 8 employees	**approx. 4,500–5,600 GPD**	Roughly 7–9 times the permitted design flow; roughly double the 2,500 GPD ceiling for the domestic-well exemption (Ex. 3E4)[61]

The permit itself states that "[w]astewater estimates shall not be adjusted without approval from SWDH." (Ex. 3E8.2.)[62] The estimates have been adjusted — by the applicant, in writing, to this Commission — and there is no evidence that SWDH or DEQ has reviewed or approved the change. The FCO's finding that a permit "consistent with the total wastewater design flow specified in the approved letter of intended use"[63] exists is therefore no longer a finding about the facility the applicant says he will build.

B. The treatment method, the drainfield location and the groundwater separation are all unresolved.

- **Treatment technology.** Permit #023287 is not a standard septic system; it is a "complex" system with an ETPS 27 mg/L effluent standard that "must be installed by a licensed complex installer."[64] The Technical Guidance Manual row for animal processing *requires* pretreatment of BOD and TSS and an effluent filter, and *recommends* separation of blood for off-site disposal and an oil/water separator.[65] SWDH's own reviewer identified BOD/TSS pretreatment as a "potential concern" and wrote that he "will discuss this with DEQ."[66] The record does not show that the discussion occurred or how it was resolved. The applicant has stated that blood will go into the septic system (Ex. 3B2.3; May 21 testimony),[67] the opposite of what the Manual recommends. The Board asked the applicant to identify the treatment technology. His answer, "there is an extra tank before it goes into the drainfield,"[68] is not an identification of technology, a manufacturer, a treatment performance specification, or the ongoing service and monitoring arrangement that complex systems ordinarily require.
- **Drainfield location.** SWDH's Pre-Development Notes (Ex. 3E8.1) state that the permitted drainfield location "encroaches into an area subject to vehicle traffic" and that "new test

[61] October 1 Hearing Packet at p. 146.

[62] October 1 Hearing Packet at p. 19 (Permit #023287, Conditions of Approval); *see also* October 1 Hearing Packet at pp. 154–155.

[63] October 1 Hearing Packet at p. 39 (FCO), p. 151 (Ex. 3E8).

[64] October 1 Hearing Packet at p. 19.

[65] October 1 Hearing Packet at p. 11.

[66] October 1 Hearing Packet at p. 8.

[67] October 1 Hearing Packet at p. 89, p. 52 (rebuttal testimony), p. 156 (Ex. 3E8.3).

[68] October 1 Hearing Packet at p. 7 (item 11).

holes will be required in an alternate location."[69] The permit conditions require installation "within 50 feet of the primary test hole."[70] In other words, the permit as issued is for a location SWDH has said will not work, and the alternate location has not been tested. No new test holes appear in the record.

- **Groundwater and soils.** The Board asked for seasonal high groundwater information. The applicant's answer was that "SWDH has established there is not any," and the document he attached is the Midvale site evaluation for someone else's property.[71] The only site-specific information for this parcel is on the permit itself: the design requires excavation to 96 inches and backfill with 48 inches of ASTM C-33 sand "or until suitable A-2b receiving soils are reached," which reflects a limiting layer, not free-draining ground.[72] The County's own Parcel Information Report (Ex. 3C1) flags the parcel for "Freshwater Emergent Wetland / Riverine,"[73] and the staff report notes slopes exceeding 15% that trigger an engineered grading and drainage plan under CCCO § 07-17-33(1)C.[74] The drainfield must also hold a 50-foot setback from the Farmers Cooperative canal that borders the parcel (Ex. 3E8.1).[75] None of this has been engineered.
- **DEQ.** Condition 1(c) requires "a letter of review and approval from DEQ."[76] The only DEQ document in the record is its December 1, 2025 form letter, which states that DEQ "does not review every project on a project-specific basis" and lists the rules that *may* apply, including odor control plans (IDAPA 58.01.01.776), non-domestic wastewater review (IDAPA 58.01.16), and IPDES stormwater permitting.[77] The statement in the FCO that the septic permit "had approval from DEQ" rests on a one-line SWDH email.[78] The Pre-Development Notes record that a "Non-Domestic WW Application" was distributed to the applicant;[79] there is no evidence one was filed or approved.
- **Stormwater.** The Board asked whether stormwater permit coverage is required. The applicant said it is "in the civil plan."[80] His engineer's letter addresses only a construction-phase permit "if more than 1 acre is disturbed,"[81] and says nothing about operational (industrial) stormwater coverage for a facility with an outdoor livestock holding pen and

[69] October 1 Hearing Packet at p. 153.

[70] October 1 Hearing Packet at p. 19.

[71] October 1 Hearing Packet at p. 7 (item 12), pp. 15–18.

[72] October 1 Hearing Packet at p. 19.

[73] October 1 Hearing Packet at p. 102.

[74] October 1 Hearing Packet at p. 58.

[75] October 1 Hearing Packet at p. 153.

[76] October 1 Hearing Packet at p. 42.

[77] October 1 Hearing Packet at pp. 138–141 (DEQ letter, Dec. 1, 2025).

[78] October 1 Hearing Packet at p. 36 (FCO), p. 156 (Ex. 3E8.3).

[79] October 1 Hearing Packet at p. 153.

[80] October 1 Hearing Packet at p. 7 (item 14).

[81] October 1 Hearing Packet at p. 28.

manure storage on a slope above an irrigation canal. The Farmers Cooperative Ditch Company's comment, that it is "relying on the County implementing all runoff regulations as they are at a higher elevation" and asks for safeguards so animal waste does not reach the canal (Ex. 3E5),[82] has not been answered with anything more than Condition 12's statement that stormwater "shall be retained onsite."[83]

Criterion 5 asks whether adequate facilities "will be provided." The record shows a permit built on numbers the applicant has disowned, for a location SWDH has rejected, using a treatment method no one has identified, on a site whose soils, groundwater and drainage have not been engineered. The Commission cannot rationally answer Criterion 5 "yes" on this evidence.

VI. Criterion 4: The Use Will Be Injurious to Neighboring Property and Will Change the Essential Character of the Area.

The FCO found that, "[a]s conditioned," the use will not be injurious to other property. The conditions that were supposed to make that true—a waste management analysis, an odor control plan, a pest control plan and a noise control plan—were identified by staff as needed before a new hearing.[84] None was provided. In their place the record contains three sentences: waste will be picked up weekly; odor control "would be picking up the waste the day after kill day;" and there "will not be any noise to control."[85]

Those assurances are contradicted by the application itself. Animals will be held in an outdoor pen behind the building (Ex. 3B2.1);[86] manure will be piled and spread on the pasture (Ex. 3B2.3);[87] offal, bones and hides will accumulate in a container between pickups;[88] livestock trailers will arrive and depart six days a week;[89] and refrigeration and freezer equipment for a two-week hanging period (May 21 testimony)[90] runs continuously, with condensing units ordinarily located outdoors. Staff's own analysis acknowledges that Canyon County has no odor regulation and therefore imported the 500-foot residential setback from the Confined Animal Feeding Operation ("CAFO") chapter "to mitigate the odor/smell."[91] That the County reached for its CAFO rules is an admission that the impacts here are of the kind the County otherwise subjects to its most rigorous review, while none of the rest of that review has been applied.

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[82] October 1 Hearing Packet at p. 147.

[83] October 1 Hearing Packet at p. 43.

[84] October 1 Hearing Packet at p. 5.

[85] October 1 Hearing Packet at p. 7 (items 8, 16 and 17).

[86] October 1 Hearing Packet at p. 86.

[87] October 1 Hearing Packet at p. 89.

[88] October 1 Hearing Packet at p. 89; October 1 Hearing Packet at p. 7.

[89] October 1 Hearing Packet at p. 50 (14–15 foot stock trailers).

[90] October 1 Hearing Packet at p. 50.

[91] October 1 Hearing Packet at p. 63 (staff report), p. 39 (FCO).

The surrounding owners who testified and wrote in May—the Setys, whose family holds the note on this parcel and split it intending to keep the area rural; the Hartshorns and Ms. McClain on Grandview Road, in direct line of sight downhill and downwind; Mr. Nelson, through whose land the canal runs; Kevin Olinger, who lives adjacent to the parcel of the proposed project, and others that signed a petition in opposition to the project — described the odor, flies, runoff, noise and traffic they expect.[92] Their concerns are not speculation about an unfamiliar use; they are the ordinary, well-documented characteristics of a slaughterhouse, which is exactly why the Code lists it by right only in the Heavy Industrial zone. The parcel is 11.3 acres, which the adjacent owner has pointed out is too small to buffer these impacts.[93] And the applicant's Letter of Intent asserted that "[t]here should be no potential impacts to the property"[94]—a statement that cannot be reconciled with staff's finding that the use "may impact the surrounding area due to the increase in waste, dust, traffic, odor/smell, and lighting."[95]

The Code's compatibility definition requires a "site specific analysis." The Commission has been given none. Criterion 4 cannot be found in the applicant's favor.

VII. Criteria 6 and 7: Access and Traffic on U.S. 95 Have Not Been Shown to Be Safe.

The Board asked for two things: crash data for this stretch of U.S. 95, and verification that ITD accepts the proposed access. The applicant's answer to both is that ITD "is getting" it.[96] Neither is in the record.

ITD's December 4, 2025 letter (Ex. 3E2) is not an approval. It states that the existing farm-field approach "won't meet any of our standards," that a new commercial two-way approach must be permitted, and that under IDAPA 39.03.42 the new approach must align with an existing residential approach across the highway and be, at a minimum, 650 feet north of the U.S. 95/Ward Lane intersection.[97] Neither the hand-drawn site sketch (Ex. 3B3) nor the preliminary site map (Ex. 3B8)[98] shows an approach location, its distance from Ward Lane, or its alignment with any approach on the east side. The Commission cannot find that legal access "will exist at the time of development" (Criterion 6) when the location of that access has not been identified and its permissibility under ITD's spacing and alignment rules has not been demonstrated.

As to traffic (Criterion 7), ITD's reviewer candidly explained that ITD "doesn't have traffic data for a butcher shop," used an urban office building as the closest proxy, and told the County it was

[92] October 1 Hearing Packet at pp. 51–52 (May 21 testimony of Olinger, Nelson, Hartshorn and Sety), pp. 180–181 (Sety letter), pp. 182–183 (McClain letter), p. 184 (Hartshorn letter), pp. 188–189 (petition).

[93] October 1 Hearing Packet at p. 181.

[94] October 1 Hearing Packet at p. 85.

[95] October 1 Hearing Packet at p. 62 (staff report), p. 38 (FCO).

[96] October 1 Hearing Packet at p. 5 (remand items), p. 7 (items 5 and 10).

[97] October 1 Hearing Packet at p. 142 (ITD letter, Dec. 4, 2025), p. 144 (ITD email, Apr. 28, 2026).

[98] October 1 Hearing Packet at pp. 90, 100.

"always welcome to require additional traffic analysis." (Ex. 3E2.1.)[99] The Board took that invitation and asked for crash data. Mr. Olinger has lived on this corner for decades and testified in May to the fatalities that have occurred at it; the applicant himself acknowledged at the May hearing that "it's always unsafe on the roads." (Minutes p. 8.)[100] The proposed use adds slow-moving pickups pulling stock trailers turning across a high-speed state highway, six days a week, at a rate the applicant has not fixed.

Mr. Olinger has taken pictures of the roadway, which shows anecdotal evidence of a dangerous stretch of road, including skid marks on the roadway and the many memorials along the side of the road where fatal crashes have occurred.



[99] October 1 Hearing Packet at p. 143.

[100] October 1 Hearing Packet at p. 51 (Olinger testimony, eight fatalities at the corner), p. 52 (applicant rebuttal).





Without crash data, a trip-generation estimate based on the actual use at its actual capacity, and a permitted approach location, the Commission has no evidentiary basis to find there will be no undue interference with existing traffic patterns.

VIII. Criterion 3: The Use Is Not Consistent with the 2030 Comprehensive Plan as Applied to This Site.

The FCO recites a number of Comprehensive Plan goals — supporting agricultural-based business, a diverse economy, and protection of property rights — and then conclude that the use is consistent "as conditioned." Each recitation is followed by the same qualifier: the County supports such businesses "as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts."[101] The Plan's support for ag-related business is therefore conditioned, in the FCO's own words, on the compatibility and mitigation showings addressed in Sections IV through VII, none of which has been made.

Beyond that, the specific policies most directly on point cut against the application. Goal G12.01.00 is to "[p]rotect agricultural lands for long-term agricultural production from encroachment of incompatible uses." Policy P4.02.01 directs the County to "[c]onsider site capability and characteristics when determining the appropriate locations and intensities of various land uses." The Intensive Agriculture Overlay that covers this parcel and its neighbors is, by its own text, applied "to protect working lands and operations" and "to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety."[102] The parcel also carries the Plan's Scenic Byway Buffer overlay (Ex. 3C1), which the staff report does not analyze at all.[103] The Plan designates other areas of the County, and the Code designates the M-1 and M-2 zones, for industrial processing. The Plan's policy of supporting agricultural-based business is satisfied by locating a slaughterhouse where the Code allows it by right, near the infrastructure it needs; it is not served by placing one on an 11-acre parcel with class 4 and class 6 soils, a wetland, a canal and slopes over 15%,[104] in the middle of working farms and rural homes the overlay exists to protect.

IX. The Application Itself Does Not Meet the Code's Minimum Requirements.

Several deficiencies in the application, apart from the remand items, independently prevent the findings the Code requires:

- **No site plan.** The Code defines a site plan as "[a] scaled drawing showing the parcel and all existing and proposed uses and structures ... parking spaces ... topographic features ... and the location of proposed utility easements." CCCO § 07-02-03. Exhibit 3B3 is a

[101] October 1 Hearing Packet at pp. 37–38 (FCO), pp. 60–61 (staff report).

[102] October 1 Hearing Packet at pp. 36–38 (quoting 2030 Comprehensive Plan G12.01.00, P4.02.01 and the Intensive Agriculture Overlay description).

[103] October 1 Hearing Packet at p. 102 ("FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY / SCENIC BYWAY BUFFER"; "Scenic Byway: YES").

[104] October 1 Hearing Packet at pp. 58, 62 (staff report), p. 102 (parcel report), p. 153 (canal setback).

freehand sketch on a construction-supply notepad.[105] Exhibit 3B8 is an aerial photograph with a single rectangle labeled "Butcher Shop" and rows of parking. Neither shows the holding pen, the manure storage area, the by-product container, the drainfield and replacement area, the well, the canal setback, topography, lighting, or the highway approach.[106] Condition 7 requires "general conformance with the applicant's site plan;" a condition tied to a drawing that shows almost nothing is unenforceable.

- **Blank animal-care section.** The Land Use Worksheet's "Animal Care-Related Uses" section (Ex. 3B4) — maximum number of animals, how animals will be housed, noise mitigation, and animal waste disposal — is entirely blank.[107] The stormwater section is also blank.[108]
- **Ownership.** The Parcel Information Report (Ex. 3C1) shows the owner of record as Hansens Holdings LLC.[109] The application was submitted by Lucus Hansen individually[110], and Condition 16 ties the permit to "Lucus Hansen and family."[111] The Master Application requires an entity owner to include business documents identifying who may sign; none appear in the record, and the condition as written does not describe the actual owner.[112]
- **Agency acknowledgment.** SWDH's reviewer stated in writing on April 8, 2026, that the signature attributed to SWDH on the applicant's Agency Acknowledgment form dated October 1, 2025, "is not my signature," and that he was still waiting for the applicant to schedule the pre-development meeting. (Ex. 3E8.)[113] The Board was asked to resolve this in my July 20 statement; it remains unresolved.[114]
- **Neighborhood meeting.** The sign-in sheet records that no one attended (Ex. 3B5).[115] The neighbors who later testified in opposition stated that they received no notice of it. (Minutes p. 7.)[116]

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[105] October 1 Hearing Packet at p. 90.

[106] October 1 Hearing Packet at p. 100.

[107] October 1 Hearing Packet at p. 93.

[108] October 1 Hearing Packet at p. 91.

[109] October 1 Hearing Packet at p. 102.

[110] October 1 Hearing Packet at p. 84.

[111] October 1 Hearing Packet at p. 43.

[112] October 1 Hearing Packet at p. 84 (Master Application: "If the owner(s) is a business entity, please include business documents").

[113] October 1 Hearing Packet at p. 151; *compare* October 1 Hearing Packet at p. 97 (Agency Acknowledgment form, Ex. 3B6).

[114] October 1 Hearing Packet at p. 199.

[115] October 1 Hearing Packet at p. 95.

[116] October 1 Hearing Packet at p. 51.

X. The Conditions of Approval Cannot Cure These Deficiencies.

The May 21 approval rested on the view that nineteen conditions, and the agencies behind them, would take care of the details.[117] The remand record shows why that approach fails here. Condition 1(c) defers to a DEQ letter of approval, but DEQ does not review projects of this kind on a project-specific basis and has not done so. Condition 10 defers to SWDH, whose permit is built on numbers the applicant has abandoned and a location SWDH has rejected. Condition 13 defers to the Idaho Department of Water Resources' 2,500 GPD threshold, which the applicant's stated capacity exceeds. Condition 14 defers to USDA, but the applicant has not said whether the facility will be custom-exempt or federally inspected, and the retail component is lawful only under the latter. Condition 3 defers to an ITD approach permit for an access whose location has not been identified. And the one condition that would bound the impacts — a limit on the number of animals — staff has told the Board it cannot enforce.[118]

Idaho Code §67-6512 and CCCO § 07-07-17 permit conditions that minimize adverse impacts and designate "the exact location and nature of development." They do not permit the Commission to substitute conditions for findings. A condition that says "comply with whatever an agency later requires" is not evidence that adequate facilities will be provided or that the use will not be injurious; it is a deferral of the question the Commission is required to answer now, on the record, with the burden on the applicant.

XI. Requested Action.

For the reasons above, I respectfully request that the Commission:

> **Deny** Conditional Use Permit CU2025-0031, adopting findings that the applicant has not carried the burden of persuasion under CCCO § 07-05-03 and that the record does not contain adequate evidence to answer Criteria 3, 4, 5, 6 and 7 of CCCO § 07-07-05 in the affirmative, for the specific reasons set out in Sections II through X of this letter; and, consistent with Idaho Code §67-6519, identify the actions the applicant could take to obtain approval of a properly supported application in the future, including: a fixed maximum weekly head count and species mix; engineered civil, grading, drainage and stormwater plans; a revised SWDH/DEQ wastewater design and treatment specification at the fixed scale, with site-specific soils and seasonal groundwater data for this parcel; an ITD-approved approach location; crash and trip-generation data for the actual use; waste, odor, pest and noise management plans; and a statement of whether the facility will operate under the federal custom exemption (in which case the retail component must be removed) or under a USDA grant of inspection.

[117] October 1 Hearing Packet at p. 52 (deliberation: "16 conditions take a lot of coordination through agencies that are experts"), pp. 42–43 (Conditions of Approval).

[118] October 1 Hearing Packet at pp. 2–3.

XII. Affected Person

Idaho Code § 67-6521 allows "affected persons"—those with real property interests adversely impacted by a land-use decision—to challenge permits, rezonings, or variances. It ensures property owners can appeal decisions made by local zoning commissions or governing boards. Mr. Olinger is an "affected persons" because he has a *bona fida* interest in real property that will be adversely affected by the approval of CU2025-0031. Mr. Olinger owns real property adjacent to the parcel subject to the approval.

Mr. Olinger's real property interests will be adversely affected by the noise; excess traffic; increased disturbance and decreased safety; smells; health and safety impacts from improper and untimely disposal of rotting flesh, environmental impacts to public water resources, and an overall result in a decrease in property values. *See* Exhibit A.

We appreciate the Commission's attention to this letter.

With regards,

MOUNTAIN TOP LAW PLLC

Julia S. Thrower

Attorney for Kevin Olinger

Exhibit A

Costs of Exposure to Industrial Livestock Operations

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ABSTRACT *Concentrated animal feeding operations, particularly hog and poultry farms, have expanded rapidly in North Carolina in recent decades. The air pollution and water contamination they generate cause many environmental and health problems for local communities. Using the universe of farm characteristics and housing transaction data in North Carolina, we recover hedonic estimates of property value impacts from exposure to these industrial livestock operations. Our results show large and significant negative impacts on nearby home values, particularly when those properties depend on private wells.* (JEL Q15, Q51)

1. Introduction

In North Carolina (NC), the livestock industry, particularly swine production, has been marked by a significant shift toward concentrated animal feeding operations (CAFOs). These operations, characterized by an intensive approach to animal rearing, contrast sharply with traditional farming methods. Instead of grazing in open spaces, animals in CAFOs are housed in tightly confined indoor environments, leading to the need for stringent waste management systems and, historically, the use of antibiotics to manage health risks. The transformation of the industry, particularly since the 1990s, to diversify NC's agricultural sector during tobacco's decline and innovations to improve efficiency has propelled NC to become the third largest hog producer in the United States, trailing only Iowa and Minnesota (USDA-NASS 2020). It has also led to larger herd sizes and fewer but more specialized farming operations.

This industrial shift had a pronounced impact on the landscape of eastern NC, where the proliferation of swine and poultry CAFOs has brought these operations into closer proximity with residential communities than in other states with similar agricultural profiles (Kravchenko et al. 2018). The clustering of CAFOs near residential areas presents unique challenges and considerations for the housing market because it intersects with environmental, health, and quality of life factors for residents.

While the swine and poultry industries contribute to job creation and economic growth (Thompson 2000), they also pose significant environmental and health challenges from their scale and methods of production. These industries are recognized as notable sources of pollution and are regulated as such (40 CFR sec. 122.23(b)). The waste generated by large-scale CAFOs, comparable in volume to that of small cities (U.S. Government Accountability Office 2008), introduces various pollutants into the environment. This includes nitrogen from fertilizers used in feed production, which can become airborne or leach into water supplies and pose respiratory risks and other health hazards. The use of pesticides and the airborne spread of feces from sprayfields also raise concerns about exposure to harmful substances, including bacteria, viruses, heavy metals, and antibiotics. These factors, combined with the pervasive odors from CAFOs, significantly affect the quality of life of residents in nearby communities.

As with other environmental nuisances, evidence that nearby communities are affected

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by the disamenities generated by CAFOs can be seen in local real estate markets. Compensating differentials, measured with a hedonic property value model, can be used to quantify the welfare effects of these operations. Obtaining monetary values for the external costs associated with CAFOs—particularly considering the recent modifications to NC's Right to Farm Act and various legal cases seeking damages—informs efforts to refine policy and enhance regulation of their environmental impacts.

Although many studies have measured the impacts of CAFOs, research analyzing the specific impacts on house prices is limited. Existing studies document that proximity to hog farms causes a statistically significant reduction in prices (Abeles-Allison and Connor 1990; Herriges, Secchi, and Babcock 2005; Milla, Thomas, and Winsbert 2005; Kim and Goldsmith 2009). Palmquist, Roka, and Vukina (1997) focus their analysis on NC, analyzing the presence of hogs surrounding a limited sample of 237 transacted properties in nine counties that were experiencing rapid production growth. Those authors find that siting another new hog operation very close by—within 0.5 miles in an area with a low initial hog population—can cause up to 9% reduction in housing prices. Two studies focusing on Craven County, NC, find housing price impacts within one mile: Kim and Goldsmith (2009) find a decrease of around $0.52/hog, and Milla, Thomas, and Winsbert (2005) suggest a decline of $0.71/hog. However, there is no impact outside of 1.75 miles (Kim and Goldsmith 2009).

For studies focusing on areas other than NC, Herriges, Secchi, and Babcock (2005) consider five counties in north central Iowa, and their results suggest a 9% housing price decrease is possible when the farm is upwind of the residence. Abeles-Allison and Connor (1990) focus on the five miles surrounding eight hog operations in Michigan and find that a 500-head operation could reduce property tax by $5,937. Ready and Abadalla (2005) study Berks County, Pennsylvania, and find negative impacts of animal production facilities and mushroom production on housing prices within 1,600 m. Lawley (2021) studies the region of Manitoba, Canada, and finds a 5.7% price decrease if there is at least one hog barn within 2 km and impacts that decline with distance. Kuethe and Keeney (2012) focus on Tippecanoe County, Indiana. Their quantile regressions find no impact for the houses with prices at the bottom half of the distribution, but significant effects for those above median price levels.

There are several limitations to the existing studies. First, to enhance the comparability of control and treatment groups, Palmquist, Roka, and Vukina (1997) limit their analysis to households in rural areas, specifically those in jurisdictions with fewer than 2,500 people. Our study expands this scope by recognizing that while CAFOs are not typically located in urban areas, they are often on the urban periphery, and so can still significantly impact urban residents.[1] Therefore, we include urban residents in our analysis, particularly those living near the urban-rural boundary.

Second, while previous research often focuses on a limited geographical scope, such as Milla, Thomas, and Winsbert (2005) and Kim and Goldsmith (2009), who analyze housing transactions solely in Craven County, NC, our study broadens this perspective. We encompass the entire eastern region of NC, covering 43 counties, including Duplin and Sampson Counties, known for their high density of hog operations. This expansive approach, which also captures most of the state's poultry CAFOs, uses a comprehensive dataset of housing transactions. These extensive data allow for a more nuanced modeling of the impact of CAFO exposure on house prices, offering a broader understanding across various locales.

Third, the co-location of hogs and poultry is an important feature in the industries' impact on this area, but the norm has been to focus only on the former (Palmquist, Roka, and Vukina 1997; Milla, Thomas, and Winsbert 2005; Kim and Goldsmith 2009). We have compiled a dataset that will allow us to consider both.

Fourth, the literature has often been limited in its approach to measuring the disamenities

[1]The closest distance between an urban area boundary and a hog farm is 282 m, and the closest distance for poultry farm is 7.64 m.

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associated with CAFOs. For instance, while hog count has commonly been used as a proxy for farm size (Abeles-Allison and Connor 1990; Milla, Thomas, and Winsbert 2005), this measure may not accurately capture the environmental impact. A farm with fewer but larger hogs can produce more waste than a farm with a greater number of smaller hogs. To address this, we use steady-state live weight (SSLW) as our metric, which is a more comprehensive measure for defining CAFO status and assessing its environmental footprint.

Finally, we focus on the differential welfare costs arising from water contamination, particularly between households relying on groundwater from private wells (PWs) and those connected to community or municipal water systems (CWSs). This distinction is crucial because the risk and extent of contamination, and consequently the impact on resident welfare, can vary significantly based on the source of water. Furthermore, we acknowledge that there may be inherent endogenous differences between households relying on well water and those connected to piped systems, such as variations in socioeconomic status, access to resources, and regional land use patterns, which could influence the observed impacts of CAFOs on these communities. This recognition of potential endogenous differences underscores the importance of analyzing these two groups separately, ensuring a more accurate and nuanced understanding of how different water sources could mediate the impacts of CAFOs on local communities. Our novel dataset, which contains detailed information on water service area boundaries in NC, allows us to make this critical differentiation. By doing so, we provide a more nuanced understanding of the varied impacts of CAFOs on local communities, enhancing the precision of our welfare cost estimates.

Our results suggest that CAFOs impose economically and statistically significant costs on nearby property owners and that these costs grow disproportionately when CAFO exposure becomes very large. Furthermore, these costs are even higher for houses that depend on PWs, suggesting that homebuyers perceive this to be a possible route of exposure to pollutants. In particular, we find that exposure to the highest levels of hog production could cause house prices to decrease, ranging from −13% to −50% for residents on PWs. In contrast, community water–dependent households see impacts ranging from −13% to −27%.

2. CAFOs in NC: Impacts and Regulation

Evolution of the Industry

The economy of eastern NC, historically reliant on agriculture, has undergone significant transformations, particularly in response to the decline of the tobacco industry. This shift led to a diversification into other agricultural sectors, notably hog and poultry farming (Edwards and Ladd 2000; Wing, Cole, and Grant 2000). The move away from tobacco was further accelerated by the commercialization of hog farming, which was supported by local and state governments who recognized its potential as a new income source (Thompson 2000).

Since the 1990s, animal production has shifted dramatically from small and diversified family farms to large-scale, confined operations. The hog population, estimated at around 2.8 million in 1990, surged to almost 10 million by 2006 (Wing and Johnston 2014) and remains at similar levels today (USDA-NASS 2020). This growth coincided with a significant shift to a vertically integrated business model, where major companies (integrators) own the animals and contract with local farmers (growers) for their rearing. This model, necessitating the management of substantial waste volumes, led to increased hog numbers per farm (Pew and Johns Hopkins 2008), while the total number of farming operations declined. From the late 1980s to 2000, the average farm size in NC increased sixfold, but the number of farms decreased from 11,400 in 1982 to less than 2,400 by 2000 (Edwards and Ladd 2000). In response to growing environmental concerns, a moratorium on new hog CAFOs was implemented in the late 1990s, reflecting a significant shift in regulatory approaches as federal and state

regulators recognized the problems associated with these farms.

Alongside hog farming (Edwards and Ladd 2000; Wing and Johnston 2014), NC has become one of the top poultry producers in the United States (Yang et al. 2016). The NC Department of Environmental Quality (DEQ) reports that between 1992 and 2014, poultry production in the eastern part of the state grew substantially, with some river basins experiencing a nearly 400% increase in bird numbers (Patt 2017). This poultry expansion, coupled with the established hog industry, highlights the state's agricultural sector's adaptation and diversification in the wake of the tobacco industry's decline.

Environmental and Health Impacts of CAFOs

CAFOs detrimentally impact the environment and the health and well-being of those who live nearby. The high concentration of animals in eastern NC is concerning owing to the amount of waste generated and the responsibilities placed on growers who are already operating at tight margins set by integrators (Pew and Johns Hopkins 2008). Swine manure is collected in pits under buildings that house the animals and is regularly flushed into open-air lagoons. This waste contains contaminants that include nutrients, pathogens, heavy metals, and biochemical oxygen-demanding materials. The liquid waste is then applied as fertilizer for crops in sprayfields (Christenson and Serre 2017). When sprayfields are near residential properties, the airborne deposits from the liquid waste can end up going directly onto houses. DNA tests have even revealed the presence of waste inside kitchens (Addison 2022). When CAFOs are close to each other, the concentration of sprayfields can overwhelm the ability of the land to treat nutrients and other biological contaminants in the waste, such as fecal coliform, which may result in these substances leaching into groundwater or becoming runoff (Wing, Cole, and Grant 2000; Christenson and Serre 2017) into nearby rivers, streams, or adjacent properties. In addition, lagoon storage systems that are not properly lined or maintained can leach into groundwater or contaminate surface waters during extreme weather events that lead to accidental releases and catastrophic ruptures (Cole, Todd, and Wing 2000; Hribar 2010). Even the gradual migration of water nutrients from facilities to surface water can cause excessive growth of phytoplankton, which can lead to a decrease in dissolved oxygen levels in nearby rivers and streams, resulting in fish kills (Hribar 2010).

These operations also emit air pollutants and odor (Sherlock et al. 2002; Aneja, Schlesinger, and Erisman 2009; Horton et al. 2009; Schinasi et al. 2011; Wing, Horton, and Rose 2013). Hog CAFOs emit hydrogen sulfide (H_2S), endotoxins, and particulate matter (PM_{10}, $PM_{2.5}$), all of which are known to affect people's health (Von Essen and Auvermann 2005; Schinasi et al. 2011; Wing, Horton, and Rose 2013). Hog CAFOs also emit greenhouse gases, such as nitrous oxide (N_2O) and methane, that contribute directly to climate damage (Sherlock et al. 2002).

Poultry operations collect waste as dry litter, mix it with straw or other materials, and compost it or apply it to nearby fields as fertilizer (Mallin et al. 2015). Because the waste is dry, poultry farms are not required to apply for water waste management permits, and the industry is unregulated. Despite the dry litter system, poultry farms are associated with many of the same environmental impacts as hog farms (Ritz, Fairchild, and Lacy 2004; Pan and Yang 2007; Aneja, Schlesinger, and Erisman 2009; Dunlop, Blackall, and Stuetz 2016; Sorg 2019).

Kravchenko et al. (2018) find that communities near hog CAFOs have worse health outcomes, such as higher rates of all-cause mortality, infant mortality, anemia mortality, and kidney disease as well as higher rates of emergency department visits and hospital admissions. Air pollutants are correlated with physical symptoms, such as difficulty in breathing, sore throat, chest tightness, and nausea (Schinasi et al. 2011). Airborne dust particles and fungi emitted by hog CAFOs can lodge deep within lung tissue (Cole, Todd, and Wing 2000; Von Essen and Auvermann 2005). CAFO odors can cause increases in acute blood pressure and contribute to chronic hypertension (Wing, Horton, and Rose 2013). Management practices can include using

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antibiotics (though this is regulated) and can lead infectious agents to mutate and create novel disease strains, increase the resistance to antibiotics, and infect susceptible host populations (Cole, Todd, and Wing 2000; Hribar 2010). Living near an industrial farm can also influence overall well-being. People living near hog farms are less frequently able to open their windows or go outside (Wing and Wolf 2000; Horton et al. 2009) and are more likely to report feeling stress (Horton et al. 2009).

The concentration of hog farming in the eastern part of NC, where many communities of color and low-income populations live, raises concerns about environmental injustice. Wing and Johnston (2014) report a higher proportion of African Americans, Hispanics, and Native Americans live within three miles of an industrial hog operation compared with non-Hispanic whites. Wing, Cole, and Grant (2000) report that hog farming facilities are highly concentrated in areas with greater dependence on wells as water sources and higher poverty rates. Research also shows that communities close to high concentrations of CAFOs suffer from low wages, lack of access to medical care, and poor nutritional options (Wing, Cole, and Grant 2000).

Regulating the Industry

NC temporarily stopped the construction of new (and expansion of existing) hog CAFOs in 1997 after catastrophic lagoon failures during Hurricane Fran in 1996 and studies showing a high concentration of farms in poor communities of color (Wing et al. 1996). In 1999, Hurricane Floyd caused flooding in eastern NC that ruptured lagoons and killed many hogs. Over the next several years, more studies of the impacts were published (Edwards and Ladd 2000; Wing, Cole, and Grant 2000; Wing and Wolf 2000). To settle pending litigation, Smithfield Foods, the largest integrator in NC, entered an agreement with the state in which the company would finance research on the impacts of their practices, research waste management systems that were "environmentally superior" to the lagoon and sprayfield system, and implement within three years any system that was found to be environmentally superior and economically feasible.[2] The environmental performance standards laid out in the agreement, which expires in 2025, were incorporated into state law in 2007 when the NC General Assembly permanently prohibited any new or expanded hog CAFOs based on the lagoon and sprayfield system (NC Gen Stat. 143-215.10I). While efforts continue to find a solution for the hog waste problem that is environmentally and economically viable, biogas (a mixture of methane and carbon dioxide produced by the bacterial decomposition of organic wastes and used as a fuel) has been identified by some as a potential approach. However, it is important to note that biogas technology is not without its own set of challenges. In particular, installing the necessary pipelines can lead to additional environmental concerns, highlighting potential issues of environmental justice and the impact on local communities.

3. Data

NC CAFO Data

The NC DEQ provided the hog farm data for this study. The data give information on location, animal counts, number of lagoons, and growth phase of hogs (e.g., "wean to feeder" and "feeder to finish") for each farm. Because different growth phases generate various levels of pollution (i.e., small hogs produce less waste than large hogs), we consider an exposure variable that incorporates animal counts and average weight of each growth stage when calculating exposure measures. This is defined as SSLW and is calculated by multiplying animal counts by the corresponding growth stage hog weights and used as a summary measure of feces and urine produced by hog farms.

Because poultry farms are often placed in areas where hog farms are already located, we include poultry exposure as an additional harm to the communities. Poultry farm data were accessed under an agreement with the Environmental Working Group (EWG) and

[2]The NC attorney general's "Smithfield Agreement" is available at https://ncdoj.gov/wpfd_file/smithfield-agreement.

Table 1
Poultry Farm Entry Summary, 2010–2014

Entry Year	No. of Farms	%	Cumulative %
≤ 2010	3,266	82.29	82.29
2011	71	1.79	84.08
2012	124	3.12	87.20
2013	118	2.97	90.17
2014	240	6.05	96.22
Error observations	150	3.78	100.00

Note: Error observations have no entry information or were entered after 2014.

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collected in 2014.[3] The data provide information on the location and bird counts for each farm. We use total bird counts as a summary measure of pollution produced by poultry farms.

Because there were new poultry farms installed during our analysis period (2010–2014), it is necessary to identify and quantify the changes in poultry CAFO exposure over time. To do so, we used satellite imagery to delineate the rooftops of poultry CAFOs and identify the year each poultry farm was built.[4] The change detection method we used is described in Appendix D. Table 1 includes the summary statistics describing poultry entry from 2010 to 2014 and shows that more than 82% of the farms were in place before 2010.[5]

Because hog and poultry farms are concentrated in the eastern part of NC, we focus our analysis on this area (Figure 1).

Water Source Data and Environmental Attributes

Water source data are managed by the NC DEQ Division of Water Resources. A team of students at Duke University digitized CWS maps in partnership with the NC DEQ. The goal was to digitize all CWSs that are either publicly owned or serve more than 3,000 people by using the maps provided by CWS and Census TIGER lines of boundaries of incorporated municipalities. Seventy percent of CWSs provide maps to digitize. For the 17% that are municipal systems but have no maps to digitize, the team adapted the boundaries of the incorporated municipalities. Thirteen percent of CWSs are not included in the final data because they did not provide a map or because they are municipal systems. The final data contain service area boundaries for 532 CWSs in NC (Gonsenhauser et al. 2020).[6]

Recognizing that households are often exposed to multiple harms, we controlled for exposure to toxics using the U.S. Environmental Protection Agency's (EPA) risk-screening environmental indicators (RSEI) and number of active landfill sites within 3 km of each house as environmental attributes in the hedonic analysis. RSEI uses modeling and data from the Toxic Release Inventory to determine the concentration of toxic chemicals in each block group. NC OneMap provided data on active landfill sites that describe the physical location of each landfill site (North Carolina Dept. of Environmental Quality n.d.).

Housing Transaction Data

Our housing data cover the universe of real estate transactions in 43 counties in eastern NC during our analysis period. These are provided through a use agreement with CoreLogic, a national real estate data aggregator, and include housing location, housing attributes, transaction date, and transaction price.[7] We only keep housing transactions with a recording date, dropping properties that are missing any of the housing attributes and houses with sales prices outside the 1st or 99th percentiles. Because houses near the coast are typically sold at higher prices and have no CAFOs nearby, we also dropped observations within

[3] After the state issued the earlier swine permit in 2014, Waterkeeper Alliance collected data on cattle, hog, and poultry farms and filed a Title VI complaint alleging that NC DEQ discriminatorily subjected communities of color to noxious odors.

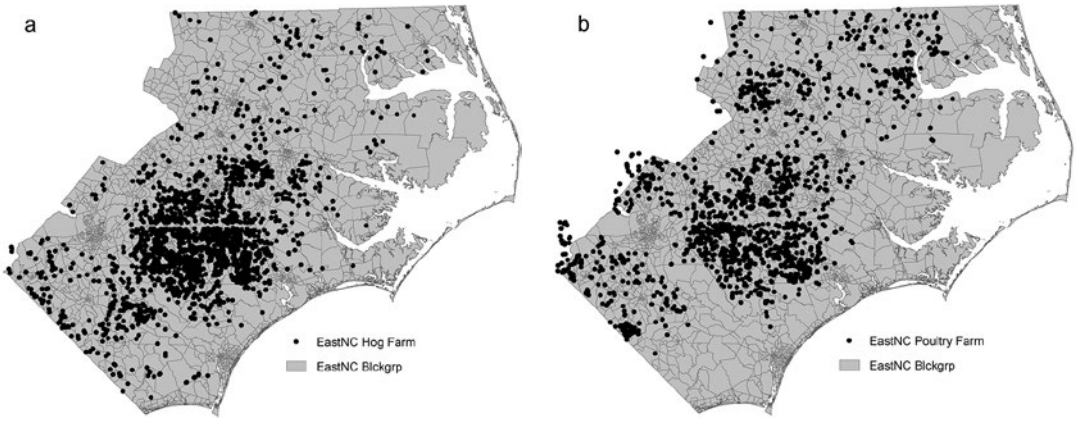
[4] We thank Brian Wong for his outstanding research assistance on this poultry satellite data.

[5] In the EWG data, 3.78% farms had no entry information (e.g., rooftops were not found in satellite imagery) or were found after recording year 2014; we dropped these farms from our analyses and only consider entries that occurred in or prior to 2014.

[6] The NC CWS map is included as Appendix Figure A3.

[7] For housing attributes specifically, we include square footage, year built, number of bathrooms and bedrooms, acreage, and basement square footage.

Figure 1
Distribution of Concentrated Animal Feeding Operations in Eastern North Carolina: (a) Hog Farms; (b) Poultry Farms



Source: Environmental Working Group.
Note: The area is decomposed into 1,855 block groups.

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five miles of the NC coastline. Figure 2a shows the location of houses included in our empirical analysis.

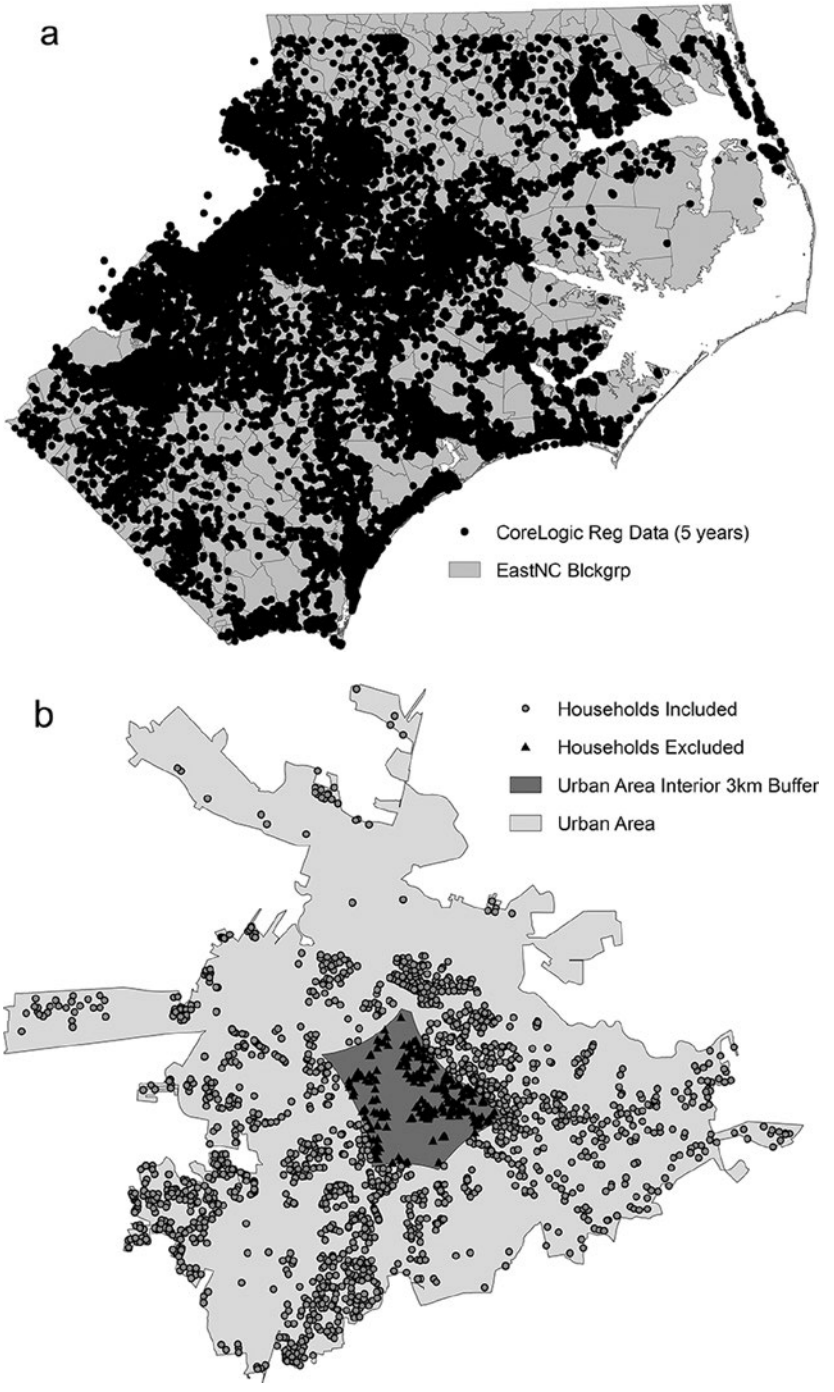
Because CAFOs are generally prohibited from being located in urban areas, we excluded urban households in all of our analyses. We used the 2010 census and urban area designations to identify these properties. "Urban area" is defined as both an urbanized area (a densely settled core of census tracts or census blocks with $\geq$ 50,000 people) and urban clusters (a densely settled core of census tracts or census blocks that with between 2,500 and 49,999 people). A CAFO may be outside of an urban area but still be close to an urban boundary; households living on the urban periphery could therefore be exposed to these CAFOs. For the purposes of defining our sample, we therefore considered urban households to be those in the interior of an urban area but at least a certain distance from the boundary. Figure 2b gives an example using a 3 km distance buffer. The households in the interior of the buffer (the triangles) are defined as "urban households," while those outside the interior buffer (the dots) are defined as "urban buffer" households and are included in the analysis. We drew the distance buffers differently to correspond to different exposure distance buffers used in different specifications.

CAFO Exposure

To calculate the exposure of houses to CAFOs, we drew a buffer around each house and calculated the aggregated SSLW and total bird counts within that buffer. For all the analyses, we report the hog and poultry exposure using the definition of a CAFO. Hog CAFOs are generally defined as operations containing 1 million SSLW; poultry CAFOs are defined as containing 100,000 total birds. Previous research has shown housing price impacts from exposure to hog CAFOs occur at distances up to 3 km (Palmquist, Roka, and Vukina 1997). Other research has shown that households can smell odor from hog farms (Mirabelli et al. 2006; Wing and Johnston 2014), and correlations exist between exposure and negative health results from farms located at a distance of up to 5 km (e.g., all-cause mortality, infant mortality, and kidney disease; Kravchenko et al. 2018). We therefore conducted our analyses over a range of distance buffers from 3 km to 5 km and considered all transactions that took place over the five-year period from 2010 to 2014.

Table 2 reports the summary statistics for property transaction data for houses that rely on PWs and CWSs. It shows the summary statistics for housing attributes and aggregated exposure to hog and poultry CAFOs. The

Figure 2
CoreLogic Housing Data: (a) CoreLogic Distribution, Regression Data; (b) Urban Area Definition



Note: (a) shows the location of the houses included in the empirical analysis; the data include housing transactions with a recording date but exclude houses missing any of the housing attributes, houses with sale prices outside the 1st and 99th percentiles, and coastal houses (= those located within five miles of NC coastline); (b) shows the urban households excluded in our analyses. See text for details.

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Table 2
Summary Statistics

	PW Houses	CWS Houses	*T*-Test (CWS–PW)
Housing and environmental attributes			
Housing price	147,589.8 (75,440)	147,936.3 (88,530)	346.44 (0.39)
Square feet	1,713.40 (567.07)	1,767.92 (620.47)	54.51*** (8.25)
Housing age	22.91 (21.64)	27.37 (24.50)	4.46*** (17.55)
No. of bathrooms	2.20 (0.79)	2.27 (0.81)	0.07*** (7.30)
No. of bedrooms	2.81 (1.10)	2.82 (1.05)	0.01 (0.63)
Acres	2.19 (6.77)	1.23 (4.83)	−0.96*** (−13.10)
Basement ($ft.^2$)	4.19 (65.83)	6.92 (87.98)	2.73*** (3.37)
Landfill[a]	0.24 (0.67)	0.07 (0.42)	−0.16*** (−22.98)
RSEI[b]	1630.85 (5744)	695.98 (2979)	−934.87*** (−15.47)
Hogs exposure[c]			
3 km	0.35 (0.92)	0.16 (0.61)	−0.20*** (−19.92)
4 km	0.66 (1.53)	0.32 (1.01)	−0.34*** (−20.52)
5 km	1.03 (2.27)	0.56 (1.57)	−0.47*** (−19.15)
Poultry exposure[c]			
3 km	0.32 (0.80)	0.20 (0.60)	−0.13*** (−14.63)
4 km	0.63 (1.26)	0.39 (0.96)	−0.24*** (−17.67)
5 km	1.03 (1.84)	0.67 (1.40)	−0.36*** (−17.87)
N	9,680	36,801	

Note: The first three columns are the mean (SD); the last column is the difference in mean (*t*-statistic). The summary statistics use the same data as the 5 km hedonic specification, and we only keep houses with any hogs or poultry within 10 km. CWS = community waters systems; PW = private well; RSEI = U.S. EPA's risk-screening environmental indicators.

[a]Number of active landfill sites within 3 km.

[b]Block group toxic chemicals.

[c]Exposure is adjusted by large, concentrated animal feeding operation (1 million steady-state live weight, 100,000 total bird count).

*** $p < 0.01$.

second and third columns of Table 2 show the mean and standard deviation of each attribute for households with PWs and CWSs. T *t*-tests in the last column compare the difference between these households. The results show that, on average, CWS houses are sold at a higher price, are older, and have more square footage and bathrooms than PW houses do. CWS houses are also generally surrounded by fewer environmental disamenities, such as landfill sites, RSEI (block group toxic chemicals) concentration, and hog and poultry CAFOs. Because of these significant differences in attributes, we conducted separate hedonic specifications for PW- and CWS-dependent houses and examine how the housing price decrease differs based on water sources.

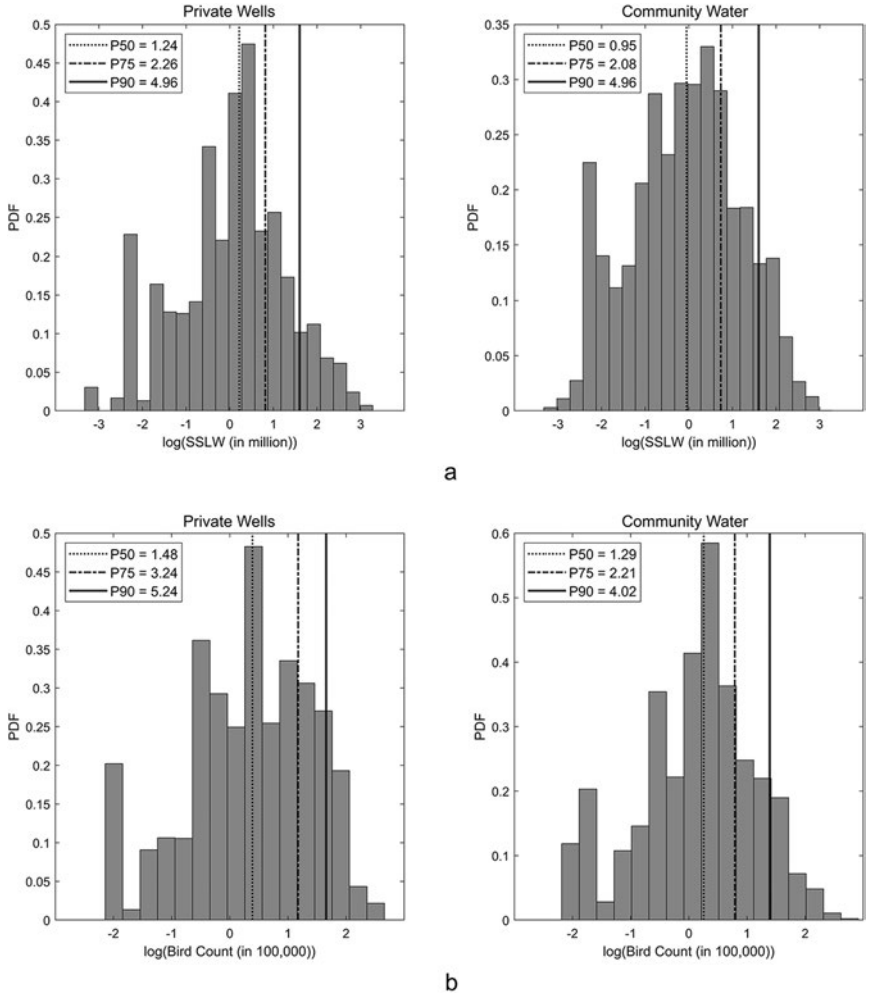
To have a better sense of the hog and poultry exposure levels, Figure 3 plots the distributions of logged exposure using a 5 km buffer. The distributions only include houses with positive exposure. The graphs show households with PWs and CWSs. Logged exposure distributions are approximately normal, implying that underlying distributions are highly skewed. Overall, around 21% and 24% households have hogs and poultry within 5 km. For households with PWs, the percentages increase to 34% and 32%, while only 17% and 22% of CWS households are exposed to hogs and poultry within 5 km.

We use ventiles (i.e., the 5th, 10th, 15th, . . . 95th percentiles) of the CAFO exposure distribution to define our disamenity. The ventile cutoffs are defined using the distribution of households with positive exposure (zero exposure defines our baseline category), and we use PW/CWS 5 km exposure distribution to define the cutoffs for PW/CWS specifications separately. Figure 4 shows the cumulative distribution for both hogs and poultry exposure within 5 km by water sources; the full tables showing every percentile are in Appendix B.[8]

[8]Full distributions are described in Appendix Tables B1 and B2. In some cases, the empirical distributions of exposure are flat. This is the case for the 55th and 60th percentiles of the hog exposure distribution for PW homes and for the 40th, 45th, 50th, and 55th percentiles of the poultry distribution for CWSs. There are therefore only 19 and 18 bins in these distributions, respectively.

Figure 3

Distribution of the Exposure from Concentrated Animal Feeding Operations on Houses Using Private Wells and Houses Using Community Water Systems in Eastern North Carolina: (a) Hog Exposure; (b) Poultry Exposure



Note: The exposure is within 5 km of the water sources, and the distribution only includes households with positive exposure.

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4. House Price Impacts

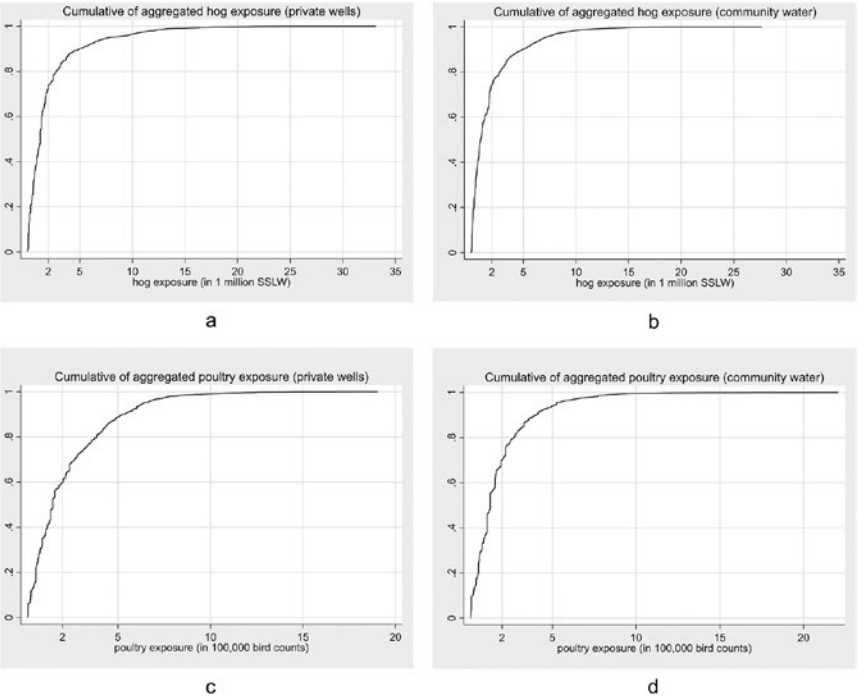
Hedonic Price Function: Theory and Specification

Rosen (1974) first interpreted the association between house prices and environmental amenities in an applied welfare context. In that study, a house can be described by a vector of characteristics $(Z_1, Z_2, \ldots, Z_n)$, such as physical attributes (e.g., square footage), neighborhood public services (e.g., local school quality), and local environmental disamenities (e.g., total hog SSLW within 3 km). The hedonic price function for house i can be written as a function of the house price, attributes, and amenities:

$$P_i(Z) = P\left(Z_{i1}, Z_{i2}, \ldots, Z_{in}\right). \quad [1]$$

Figure 4

Cumulative Distribution of the Exposure from Concentrated Animal Feeding Operations in Eastern North Carolina: (a) Hogs, Private Wells; (b) Hogs, Community Water Systems; (c) Poultry, Private Wells; (d) Poultry, Community Water Systems



Note: The exposure is within 5 km of the water sources, and the distribution only includes households with positive exposure.

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The partial derivative of price with respect to the *j*th housing characteristic $\left(\partial P / \partial Z_j\right)$ is referred to as the implicit price of that characteristic and describes the additional amount that a household must pay for a marginal improvement to that attribute while holding all other housing attributes fixed.

The hedonic price function arises from the interactions of consumers and suppliers in housing market equilibrium. Consumers choose a vector of amenities $Z = \left(Z_1, Z_2, \ldots, Z_n\right)$, and other consumption C, to maximize their utility with respect to the budget constraint:

$$\max_{\{Z,C\}} U\left(Z,C\right) \; s.t. \; P(Z) + C = I$$

$$\max_{\{Z\}} V\left(Z, I - P(Z)\right). \qquad [2]$$

The first-order condition taken with respect to Z_i shows that the marginal willingness to pay (*MWTP*) for that attribute equals the gradient of the hedonic price function at the equilibrium point:

$$\frac{dV}{dZ_i} = \frac{\partial V}{\partial Z_i} + \frac{\partial V}{\partial C}\left(-\frac{dP}{dZ_i}\right) = 0$$

$$\frac{dP}{dZ_i} = \frac{\partial V / \partial Z_i}{\partial V / \partial C} = MWTP. \qquad [3]$$

Combining utility and the budget constraint yields a bid curve: $\theta\left(Z, \bar{U}\right)$, which is defined implicitly by

$$U\left(I - \theta\left(Z, \bar{U}\right); \alpha\right) = \bar{U}, \qquad [4]$$

where α reflects the heterogeneity of consumers (i.e., difference in preferences). Total differentiating with respect to Z_j gives

$$\frac{\partial U}{\partial C}\frac{dC}{d\theta}\frac{d\theta}{dZ_j}+\frac{\partial U}{\partial Z_j}=0$$

$$\frac{\partial U/\partial Z_j}{\partial U/\partial C}=\frac{\partial \theta}{\partial Z_j}=MWTP_{Z_j}. \quad [5]$$

Hedonic theory provides the tools to infer the monetary cost of exposure to CAFOs from the trade-offs buyers make in the housing market. Intuitively, we want to compare two houses that are identical in every respect, except in their exposure to CAFOs. This is not possible in practice. Instead, we use multivariable regression techniques to control differences in housing and neighborhood attributes. In particular, we estimate a hedonic specification using both price and log price as dependent variables. We control for individual housing attributes (e.g., number of bedrooms, square footage, and age of the houses) and environmental attributes (e.g., RSEI and number of active landfill sites within 3 km), and we separately analyze houses with PWs and CWSs. Because fewer farms are near urban areas, households in urban areas are systematically exposed to fewer CAFOs. We therefore drop houses in the urban cores and control the status of houses in urban peripheries.

To control for geographic and time variations, we include census tract and year fixed effects.[9] Because the effect of CAFOs on house prices may not be linear (e.g., the effect of exposure to a large CAFO may be more than twice that associated with exposure to one-half its size), we allocate hog and poultry exposures into 20 ventile bins defined separately for houses on PWs and CWSs. We also include an interaction term between exposure to hogs and poultry to examine the joint effect of being exposed to both types of CAFOs simultaneously.

To define a control group that will be more like the set of houses treated with CAFO exposure, we use only houses that have some exposure to hogs or poultry within 10 km but none inside 3, 4, or 5 km, depending on the specification. Our hedonic price function is described by the following equation:

$$\begin{aligned} Y_{i,k,t} = {} & \beta_{0,k} + \beta_{1,k} Hogs_{i,k,t}^{Q1,\ldots,Q20} \\ & + \beta_{2,k} Poultry_{i,k,t}^{Q1,\ldots,Q20} \\ & + \beta_{3,k}\left(Hogs_{i,k,t} \times Poultry_{i,k,t}\right) \\ & + \beta_{4,k} X_{i,k,t}^{house} + \beta_{5,k} X_{i,k,t}^{env} \\ & + \beta_{6,k} Tract_{i,k} + \beta_{7,k} Year_{i,t} + \varepsilon_{i,k,t}, \end{aligned} \quad [6]$$

where $Y=\{\ln(Price), Price\}$, i indexes houses, k indexes water sources, and t indicates sale years.

Results

Figure 5 plots the price impact (in percentage terms) of each hog and poultry exposure bin for 3 km and 5 km results.[10] Impacts are reported along the x-axis at the midpoint of each exposure bins measured in logs.

Focusing first on hogs, we see no effect or a slight price increase when houses face the smallest exposure bins. Prices begin to decrease as exposure rises from this point. Considering the 3 km exposure buffer, we see a fairly constant price reduction of 10%–20% in the medium exposure bin for houses dependent on PWs. The impact of exposure to the highest bins is significantly larger when considering houses dependent on PWs. In particular, we see a 48.3% housing price decrease if exposure is larger than the 95th percentile, while the comparable value for houses on CWS is only 13.8% and not significant.[11] The effects of exposure at 5 km are smaller than at

[9] In Appendix C, we report results that instead use county × year fixed effects, which control for time-varying, county-level public goods (e.g., county sheriff and county school district). The resulting house price impacts associated with CAFO exposure are slightly larger than those derived using census tract fixed effects.

[10] The figure for 4 km results is in Appendix C. The full results for logged price and price specifications are also in Appendix C.

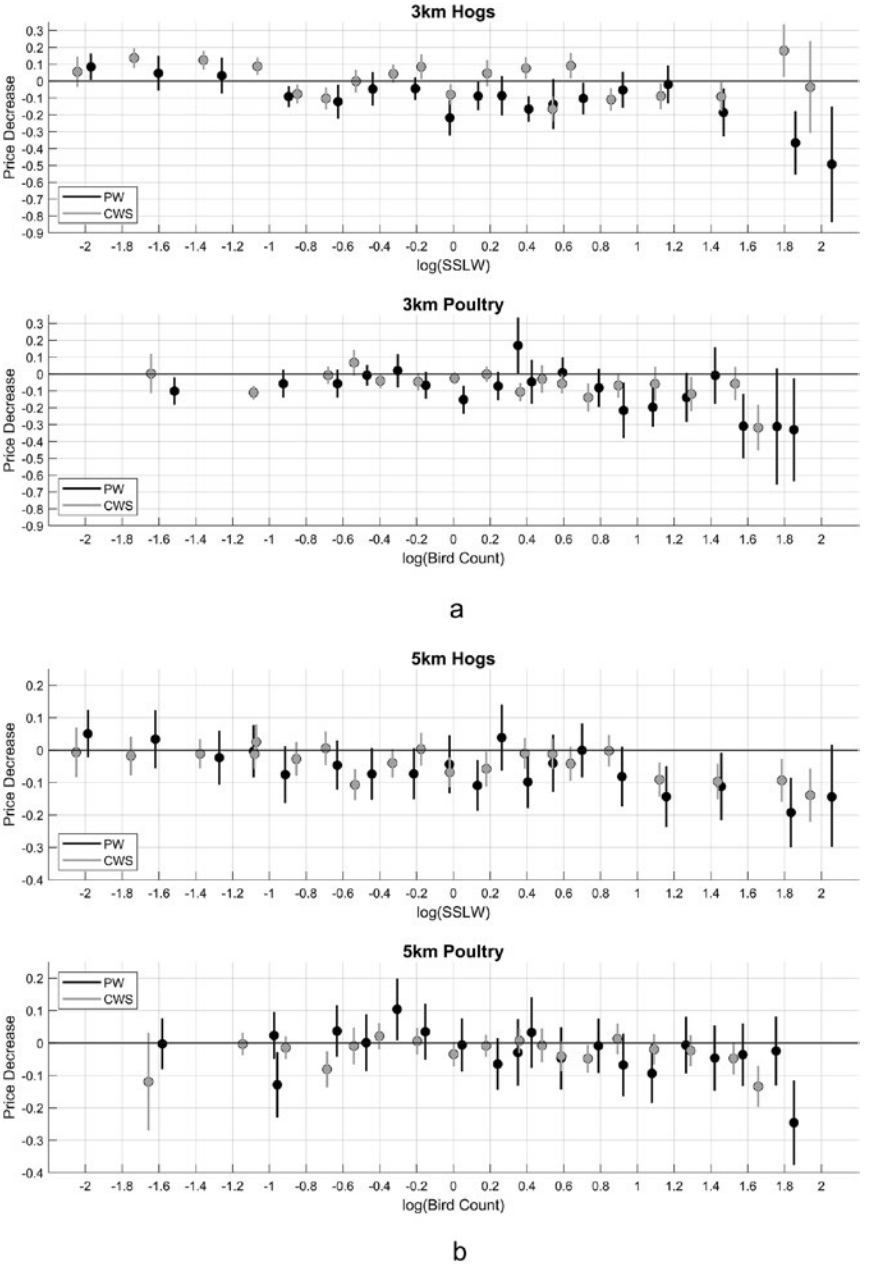
[11] The 95th percentile hogs exposures are 7.819 million and 6.959 million SSLW for PWs and CWSs, respectively, which approximate 7.8 and 7 large hog CAFOs if we define 1 large hog CAFO as 1 million SSLW.

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Figure 5

Price Decreases (%) of Each Hog and Poultry Exposure Bins by Private Wells and Community Water Systems: (a) 3 km Results; (b) 5 km Results



Note: The *x*-axis is labeled at the midpoint of each exposure bin measured in logs.

3 km, with the price decrease associated with exposure to the largest exposure bins at approximately 14%.

The effects of exposure to poultry CAFOs are smaller than those associated with exposure to hogs. For poultry exposure, being exposed to the largest poultry CAFOs could cause 32% and 30% housing price decreases for houses on PWs and CWSs, respectively.[12] The coefficients on the interaction terms between hog and poultry exposure are not significant.

Discussion

Compared with existing studies, our results suggest significantly greater impacts of hog CAFOs on housing prices, especially for residential properties with PWs. This study fills the literature gap by considering the co-location of hogs and poultry. The results suggest that poultry CAFOs could also impose economically and statistically significant costs on nearby housing properties, although such impacts are smaller compared with hog CAFOs. Our results echo the conclusions of other research studying environmental hazards and groundwater contamination risk. Muehlenbachs, Spiller, and Timmins (2015) found that houses relying on PWs face large negative impacts from nearby shale gas construction—placing an extra shale gas well within 1.5 km would lower prices of these houses by 10%–22.4%. Like our results, the size and significance of this impact decreases with distance. While houses relying on PWs are negatively impacted, houses that rely on CWSs suffer a smaller cost and may even receive a net benefit if the shale gas wells are productive and generate royalty payments (payments from oil and gas companies to landowners as part of agreement to drill and frack on their land, usually paid in terms of percentage of gas value produced).

We conducted several robustness analyses, and the results are in Appendix C. In the main specifications, we only include houses with any hog or poultry CAFOs within 10 km to have a better control group. In the robustness check, we include every housing transaction, and the results are similar to our main results. To better compare treatment and control groups, we further restricted our sample by dropping houses with more than 10 acres (such a house could be a farm) or with no acres (more likely to be at the interior of city); the results are also similar to our main specifications. We also compared how results vary with different fixed effect specifications. Because other environmental and neighborhood attributes could affect the price of a house, we used the most conservative controls with census tract fixed effects in the main specifications. We compared the main results to specifications that do not use any geographic fixed effects or use county-by-year fixed effects in the robustness check. The impacts from large exposure are larger when there is no fixed effect, and results become smaller when we use smaller geographic controls.

Previous lawsuits mentioned lost use and decreased enjoyment associated with CAFOs; however, they did not provide detailed information on these aspects. We quantified the damages associated with CAFOs by calculating the economic and disamenities cost. Our results suggest potential gains in the housing market from regulations aimed at reducing water contamination risks.

The recent restrictions on nuisance lawsuits under the amended NC Right to Farm Act, while limiting punitive damages and potentially reducing the incentive to file nuisance claims, does not diminish the relevance of our findings. In fact, our analysis could more accurately quantify the decrease in the fair market value of properties affected by CAFOs, thus informing both policy discussions and potential legal strategies.

Finally, our results contribute to the ongoing debate about biogas as a solution for hog waste management. While biogas technology may enhance the profitability of large-scale hog CAFOs and influence market dynamics, it does not address the total waste quantity, the continued use of sprayfields, or the additional disamenities that may be nearby to implement biogas collection and transport. The welfare costs we identified, particularly for

[12] The 95th perentile poultry exposures are 636,000 and 524,000 bird count for PWs and CWSs, respectively, which approximate 6.36 and 5.24 large poultry CAFOs if we define 1 large poultry CAFO as 100,000 total birds.

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communities of color, highlight the need for comprehensive solutions that consider both economic viability and environmental justice of technological innovations and policy solutions. Our results, showing the compensating differentials associated with CAFO exposure in eastern NC, can be interpreted through the theoretical lens of Rosen (1974) to measure welfare costs for affected people. These costs are large and, as we show, disproportionately borne by people of color.

5. Conclusion

NC is currently the third largest hog-producing state and hosts a high concentration of poultry farms. Those livestock production facilities continue to cause serious environmental problems in NC. This article focuses on the eastern part of the state and uses the hedonic model to quantify the negative impacts of both hog and poultry industrialized animal farms on nearby property values. We find strong evidence that exposure to CAFOs has statistically and economically significant impacts on house values. Specifically, we focus on the potential different impacts for houses relying on different water sources and find that groundwater contamination leads to a greater decrease in house values. Results show that being exposed to the most extreme levels of hog production could cause up to 50% price reductions for houses on PWs and 15% reductions for houses that rely on CWSs, depending on the distance between CAFOs and houses. The impacts from poultry CAFOs are lower compared with hog exposure but could still cause price declines of 30%.

Although hog farm data are updated by NC DEQ, poultry farm data are not publicly available. Environmental regulations rarely inspect poultry farms—they do not know the locations of most farms and are not able to track where the waste goes (Alexander and Wager 2022). In this article, we rely on the poultry farm information recorded by the EWG in 2014. Future research will ideally be able to use more updated farm data to capture variation in poultry exposure and calculate associated environmental costs.

Future work could consider the role of wind in aerial transmission. Because air pollution is affected by weather, farms (particularly sprayfields[13]) upwind of the house could be more damaging than those located downwind. Herriges, Secchi, and Babcock (2005) found the negative effects are largest for houses downwind of operations.

Acknowledgments

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[13] Hog farm data describe location with only a single latitude/longitude coordinate, but this may miss an important exposure route. Sprayfields, which are used to spray animal waste to grow crops, compose a large portion of the hog farm. Including sprayfield location data could provide a better exposure measure for future research. Without that information, our exposure metrics are likely measured with noise, which would tend to bias downward our estimated costs.

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The Effect of a Large Hog Barn Operation on Residential Sales Prices in Marshall County, KY

Authors Robert A. Simons, Youngme Seo, and Spenser Robinson

Abstract In this paper, we examine the economic impact of a tightly clustered complex of hog barns, a type of concentrated animal feeding operation (CAFO) on residential property in a rural area near Benton, Kentucky. The operation creates noxious and offensive odors associated with swine-raising and waste disposal activities. Theory and practice indicate that buyers would avoid purchasing a property believed to be contaminated or subject to effects of unsustainable environmental disamenities. Using hedonic regression analysis, the results show price reductions of 23%–32% for residential properties sold within 1.25 miles of the facility, and much larger losses northeast (downwind) of the facility.

In this case study, we examine the economic impact of a hog barn, a type of concentrated animal feeding operation (CAFO) on residential property. The CAFO for this case study includes a tightly clustered complex of hog barns, with capacity for several thousand hogs, which was built and opened in a rural area near the town of Benton, Kentucky in 2007. After about a full year of operations that allows the waste pit to fill, the operation created noxious and offensive odors associated with swine-raising and waste disposal activities. Theory and practice indicates that, all else being equal, buyers would avoid purchasing a property subject to effects of an environmental disamenity because of unpleasant odors, possible health risks, reduced use, difficulty in reselling the property, uncertainty, and nuisance associated with these environmental issues. Therefore, properties suffering from proximity to a hog farm can be expected to sell less frequently and at a discounted price compared with properties not so situated. The amount of the discount can be equated to the sustainability adjustment to allow the properties to transact in the marketplace.

To determine potential reductions in sales prices, we reviewed the academic literature regarding the impact of CAFOs on property values; conducted a field trip to the project location and held interviews with affected parties living nearby; reviewed odor logs maintained by residents in the case area at various dates from 2007 through 2011, and also reviewed the environmental report of an expert in odor modeling. Next, we built a data set of approximately 270 residential sales and performed a hedonic regression analysis of sales in Marshall County, Kentucky from 2002 through 2012.[1]

Our main findings indicate statistically significant reduction of 23%–32% in residential sales prices due to the presence of the hog barn and its operations within a 1.25-mile radius from the hog barn complex. Higher losses are observed northeast of the facility, consistent with wind direction and a comprehensive compilation of the order logs.

Literature

Both economic theory and empirical evidence from peer-reviewed literature indicate that real property would be negatively affected by environmental disamenities, including the repeated presence of noxious or nuisance odors from nearby commercial activities such as CAFOs, where the existence of such a history of nuisance odors would need to be disclosed to potential buyers. In a rural area, the local knowledge of potential buyers is also expected to be relatively high, because of the lack of outside interest in living in this relatively isolated area. Identification and quantification of the negative impact of noxious odors can readily be determined through one or a combination of well-established, scientifically accepted real estate analytical techniques including hedonic regression, real estate sales trends analysis, contingent valuation analysis, and sale-resale analysis, although the preponderance of the literature cited below relies on regression analysis.

Hog farms are a type of CAFO. The other main types of CAFOs include cattle and chicken farms. Smaller operations handle several hundred or a few thousand animals at a time, and larger ones can grow to 10,000 animals or more. Sometimes the facilities have a cluster of animal barns. Activities at a CAFO typically include growing, but not slaughtering or butchering the animals. The work is relatively unpleasant, and much of the animal care is automated or handled by immigrant workers. CAFOs are typically located in relatively isolated areas because of potential negative amenities, including some noise, but especially odors. The bulk of the odors usually emanate from concentrated pits of animal by-products, such as urine, feed, body fluids, feces, medicine, and dead animal parts. These pits are rarely emptied, and a typical pit may be an acre in size and 20 feet deep: a large one could be three acres and 30 feet deep (Price, 2010). The liquids contained in a hog barn pit can lead to a strong odor, including chemicals such as ammonia and hydrogen sulfide. Because industrial-sized fans are often used to dissipate the odors locally, direction of fans and wind direction can be a large factor in where the odors go, and the impacts they have on nearby property.

In a seminal quantitative study of the impact of CAFOs on proximate property values, Palmquist, Roka, and Vukina (1997) used hedonic regression to analyze 237 arms-length transactions of rural, non-farm residences in nine North Carolina counties from January 1992 through July 1993. Their analysis, which evaluated impact based on the density of swine herds (equivalent to hog farms as we use it in this article) within concentric rings at one-half mile, one mile, and two-miles from each house, found a statistically significant reduction in house prices of up

to 9% for each new hog operation opened, with the greatest losses occurring in areas of previously low hog farming density.

In an article outlining the scope of potential value diminution for properties located in the vicinity of CAFOs, Kilpatrick (2001) summarized a University of Missouri study that found losses to range from 6.6% for vacant land within three miles of the CAFO to 88% for a home within 0.1 mile of the facility. He also reported the results of single-property consulting studies, which found diminution of 50% for a fruit-and-vegetable family farm located one-quarter mile from a CAFO, 50% for a horse-breeding farm/residence 1,000 feet from a pork processing facility, and 60% for a residence 700 feet from another pork processing facility. In a recent conference paper, the authors also reported newer empirical studies consistently showing property losses, including some of the papers cited below (Kilpatrick, 2013).

Isakson and Ecker (2008) used hedonic regression to analyze 5,822 single-family homes that sold between January 2000 and November 2004 in Black Hawk County, Iowa, an area which included 39 swine (hog) CAFOs. The study incorporated a measure of the effects of prevailing winds, concentric circle analysis around the CAFOs, and spatial correlation factors. Within 2 miles of a CAFO, the authors found losses of 44% for houses directly downwind and 17% for houses at an average oblique wind angle, with wind angle the most powerful explanatory variable in their model.

Using hedonic regression, Herriges, Secchi, and Babcock (2005) evaluate 1,145 rural, owner-occupied home sales (arms-length transactions) from 1992 to 2002 in five Iowa counties with an aggregate of 349 livestock facilities (98% of which were swine facilities). The authors found statistically significant property value reductions of about 15% at one-quarter mile and 9% at one-half mile downwind of a CAFO.

Ready and Abdalla (2005) examined the impact of agricultural land use as both an amenity and disamenity. The hypothesis was that open space has a positive impact on residential property values, while local disamenities, including landfills, high-traffic roads, airport, and large-scale animal production and mushroom production, have a negative impact. The study area was Berks County, Pennsylvania. The findings indicated that animal production facilities have a significant negative impact on the property values of 6.4% within 500 meters and 4.1% within 800 meters. Large facilities (greater than 300 AEU[2] but less than 600 AEU) have less impact on residential property values than medium-sized facilities.

As summarized in Exhibit 1, these studies indicate that it is typical to find residential property value diminution of 10% to 45%, depending on location with respect to prevailing wind direction, within two miles of swine CAFOs. Losses can amount to 50% and more for individual properties located in close proximity to CAFOs. The adverse property value impacts are greatest where swine CAFOs are introduced into areas that did not previously contain high-density hog farming operations.

Exhibit 1 | Brief Summary of Literature

Author(s)	Year	Method	Findings
Palmquist, Roka, and Vukina	1997	Hedonic	9% loss
Kilpatrick	2001	Case Study	50–83% within 0.1 mile: 7% 3 miles away
Isakson and Ecker	2008	Hedonic	44% for houses downwind and 17% for those at an average
Herriges, Secchi, and Babcock	2005	Hedonic	9% at one-half mile downwind
Ready and Abdalla	2005	Hedonic	6.4% within 500 meters and 4.1% within 800 meters
Kim and Goldsmith	2009	Spatial Lag Model	10% loss

Study Area and Sales Data

The hog barns analyzed in this study are located in a rural area of Marshall County, Kentucky, and nearby Benton, Kentucky. The main complex includes a pair of large hog barns. The area's topography is dominated by level land and slightly rolling hills and a generally warm climate, with mild winters and hot humid summers. The case area (expected to represent the area most affected) where the affected residential properties are located is within a 1.25-mile radius of the main hog barn complex. All areas outside this radius are considered control (likely unaffected) property. However, since, the empirical evidence citied above suggests that the zone of affected property may be larger: in other words, part of the control area (outside the affected zone) may also suffer from diminished property values, we also tested an area between 1.25 and 2 miles from the hog farm complex. The case area and nearby control areas were all in Marshall County within about seven miles of the hog farm complex. They contain similar types and a similar range of housing stock, and were subject to similar local economic conditions, with the exception of their proximity to the subject hog barns, throughout the study period. Exhibit 2 identifies the general locale.

Study Area Particulars

In 2006, a hog farm complex capable of handling 5,000 hogs was proposed in the predominantly rural study area near Benton, Kentucky. The facility was opened in mid-2007, and within about a year the urine/catchment pool under the facility became full. Several large fans pointing generally west-northwest move odors and heat away from the facility. According to generally available data in the popular press, hog barns are associated with noxious chemicals including ammonia and hydrogen sulfide; when inhaled, these chemicals can lead to bronchitis, asthma, nosebleeds, brain damage, and seizures (Price, 2010). An expert report that documented environmental conditions (Winegar, 2013) confirmed the presence of these chemicals in proportions large enough to be noticed, and the wind direction, and attributed them to the hog farm. These nuisance odors are consistent with

Exhibit 2 | Study Area: Big Picture and Impacted Area

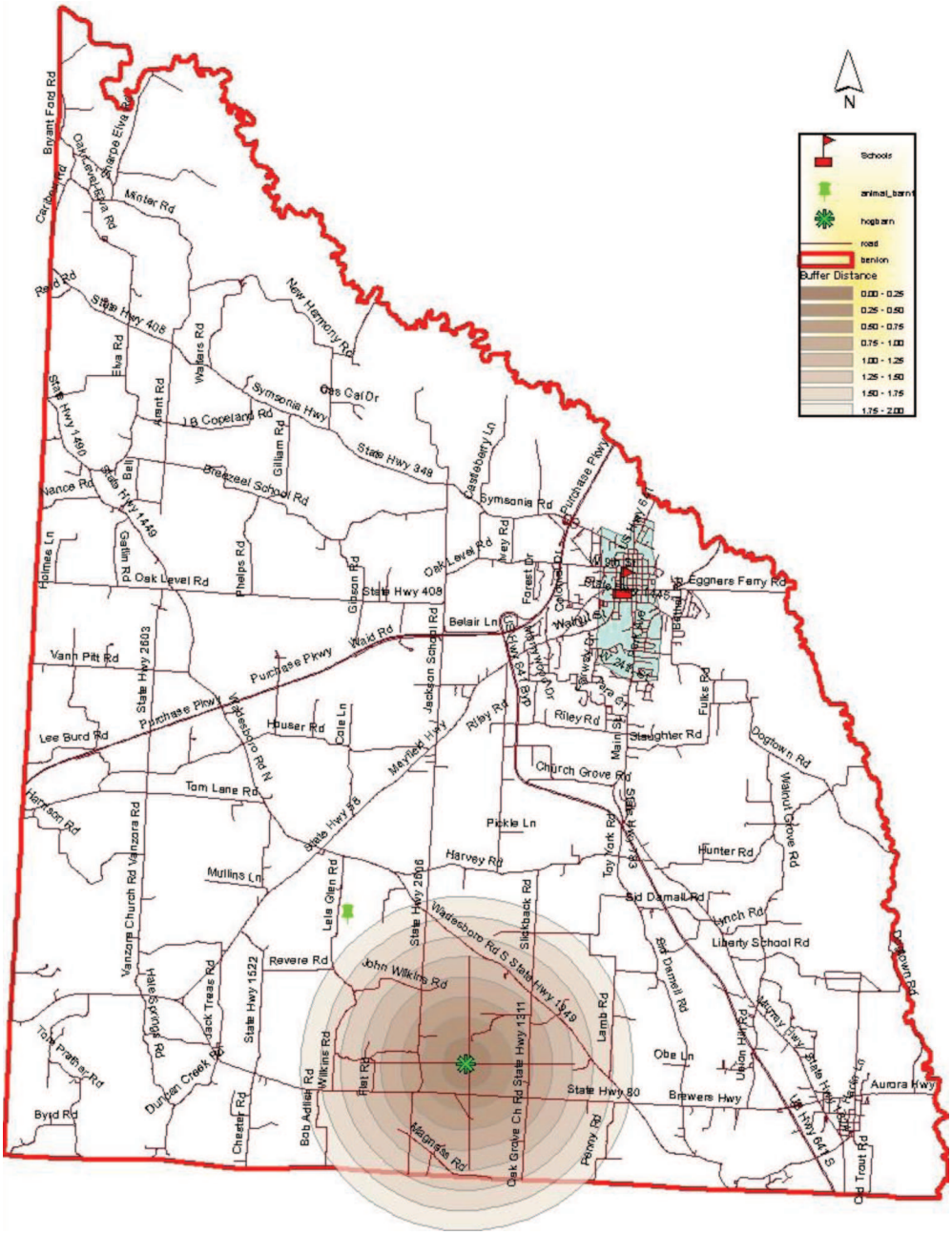
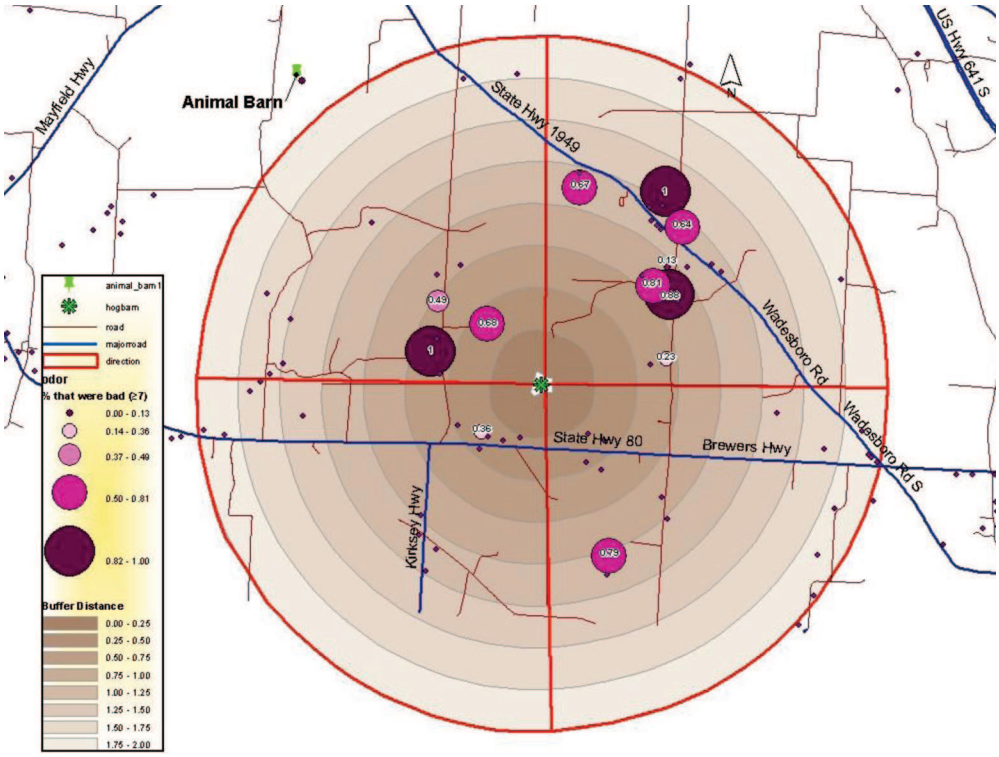


Exhibit 3 | Nearby Resident Odor Log Analysis: Severe Odor Percentages



Note: This is not a random sample of residents. Residents were involved in litigation against the hog farm operators.

those described in the peer-reviewed literature cited above. A slightly smaller hog farm operation, opened in about 2010 by the same owner, is located about 1.5 miles northwest of the main hog barns. There has also been a smaller chicken farm operation about 1/3 mile east of the main hog barns for over 15 years, and this is considered part of the baseline conditions with respect to odors. Both of these are shown in Exhibit 3. The case area includes about 300 residential properties, with about a third of the parcels being undeveloped land.

Personal interviews with a non-random sample of nearby residents confirmed that in about 2009 odors started emanating from the plant, and that they were intermittently bad to very bad in some directions from the facility (especially to the northwest), and sometimes noticeable in other directions. The odors persist until the present day.

Local Resident Odor Logs

Detailed logs of hog barn odor observations (“odor logs”) were maintained by 14 nearby residents over varying periods of time from July 2007 through August

2011. The authors had no control over who provided these odor logs, and we do not assume this is a random sample. However, the logs do support that odors are strongest towards the northeast, and thus provide valuable information for model design.

We translated these observations into a common 10-point intensity scale,[3] and then calculated, for each location, an average ''odor intensity level'' and a ''severe-odor'' percentage (i.e., the percentage of all of the observations that were rated at 7 or higher on the 10-point intensity scale).

We employed a geographic information system to plot the severe odor percentages at the residents' homes on a map of the case area, which is shown in Exhibit 3, along with recent sales. The results of this process revealed that the largest cluster of severe odor percentage observations indeed occurred to the northeast of the hog barns. Other relatively high severe odor percentages were found to the northwest and southeast of the hog barn site, while the plaintiff odor logs showed less frequent severe odors to the southwest of the barns.

Residential Sales Data Set

The real estate market in this part of Kentucky has been resilient, and has largely avoided the economic downturn that has affected the rest of the United States. Although there is a mix of housing in the study area, from mobile homes on ¼-acre rural lots to newer mansions on 10+ acres, a typical house is a 2,000 sq. ft. ranch or bi-level, 15 years old, on 5–10 acres of land, and located along a rural road. Benton (population about 4,400) and Murray (home of Murray State University with a population of about 18,000) are the nearest towns, while Paducah, Kentucky and Nashville, Tennessee, TN would provide air links. Mineral Mounds State Park is about 45 minutes east of the area by car. In short, Benton is a rural area not convenient to urban life.

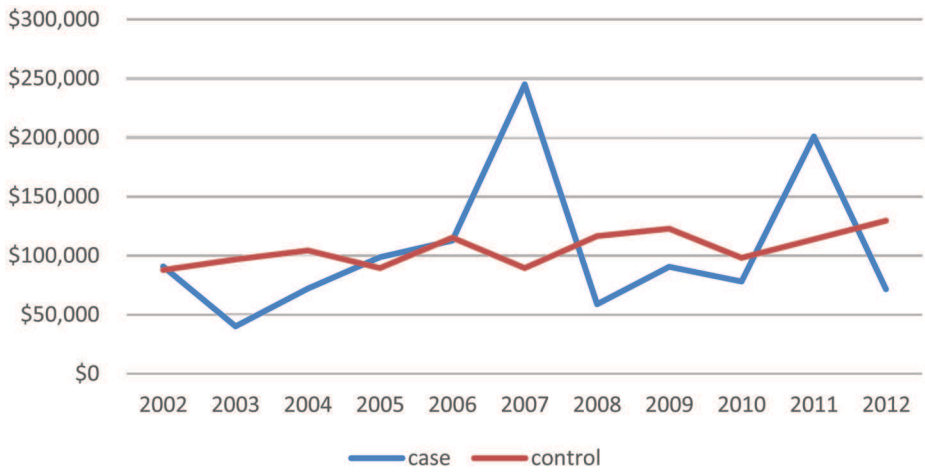
Exhibits 4a and 4b show local area housing sales price trends. While the balance of the U.S. was mired in the great recession due in large part to the foreclosure crisis, the study area was generally experiencing a continuation of steady growth in sales prices and transaction amounts (note in particular control area price trends in Exhibit 4b). Case area prices vary widely in some years, due to a small number of sales.

The initial database used to create the regression data set is a mix of local property valuation data (PVA) and the local multiple listing service (MLS), and included all (the population of) 305 single-family home sales from both the case and control areas, which transacted between 2002 and 2012. Based on information in the accompanying deeds and detailed MLS reports, 12 sales were deleted because they did not appear to be ''arm's length.'' We also deleted 15 sales that were not able to be properly geocoded, leaving 278 transactions. Because this is a rural area, this is a relatively small data set, but represents the vast majority of sales in the affected area and nearby. Hence, the case and nearby control areas are generally comparable, and subject to the same economic trends.

Exhibit 4a | Sales Activity and Average Prices for Case and Control Area: 2002–2012

	All Sales		Sales in Case Area		Sales in Control	
Sale Year	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price
2002	26	$88,265	4	$90,875	22	$87,791
2003	23	$89,443	3	$40,200	20	$96,830
2004	25	$96,524	6	$72,083	19	$104,242
2005	30	$90,600	4	$98,725	26	$89,350
2006	24	$115,075	2	$112,700	22	$115,291
2007	27	$100,870	2	$245,000	25	$89,340
2008	19	$110,407	2	$58,750	17	$116,485
2009	18	$119,106	2	$90,400	16	$122,694
2010	21	$93,405	5	$78,040	16	$98,206
2011	24	$132,028	5	$200,800	19	$113,930
2012	34	$115,990	8	$71,500	26	$129,679

Exhibit 4b | Average Sales Price Trends



The real estate public sales dataset was corroborated with MLS records where available, and contained virtually all of the variables required for a regression analysis. Continuous variables (unless otherwise noted) included property address (needed for geocoding distance and direction from the source of the odors), sale amount (the dependent variable) and year (a dummy variable), interior square footage of the building, porch size, garage/carport spaces, year built, bedrooms,

number of barns and outbuildings, bathrooms, and lot size. Dummy variables were created for private swimming pool, home style (stick-built vs. mobile homes), topography, property and site conditions, special sale types (bank sales, land contracts, etc.), and a few other property characteristics. We deleted two non-arms-length properties owned by employees of the hog farm owner.

We retained all sales observations with complete data, and therefore deleted seven observations that were missing essential data. With this dataset, we also transformed certain variables to comply with functional form, consistent with theory and/or prior published regression research (e.g., Simons, Bowen, and Sementelli, 1997; Simons, Winson-Geideman, and Mikelbank, 2001). For technical reasons, we utilized year dummy variables for sales from 2002 to 2012, as well as seasonal variables. We used the logarithmic forms of the age and sales price variables.

All properties that were successfully geocoded enabled us to attach locational variables to each sale. The key variables were to place each sale in a distance band from the hog farm complex, and also to place it in one of four directional variables (NE, SE, SW, and NW) relative to the facility. We also added the ''major road'' variable in the model that is the dummy variable for sales within 0.1 mile (using a distance buffer ring) of a major road, as previous studies in the peer-reviewed literature have revealed that properties close to a major street tend to sell at lower prices due to traffic noise [Asabere, et al., reviewed in Simons (2006)]. Finally, we applied a dummy variable to sales outside 1.25 miles but inside 2 miles from the hog barn facility, to control for secondary proximity outside the designated case area.

We considered other location variables: schools, distance to downtown Benton, and other animal barns. As shown in Exhibit 2, there are two schools in the study area: Benton Elementary and Benton Middle School. These schools are located close to each other in downtown Benton. Models with these variables, schools, and distance to downtown Benton indicated that these variables are not statistically significant,[4] so they did not make the final models. We also had a variable for the newer hog barn facility that opened in 2010, but the result was not statistically significant. The chicken barns are explicitly modeled.

After cleaning the data to include only complete, arms-length transactions, 271 sale observations are available for the model. Descriptive characteristics of the data set used are presented in Exhibit 5. The typical house sale had a sales price of $104,400, on a 7.6-acre lot, with 2.9 bedrooms, and 1.7 full bathrooms. A total of 16% of the properties were sold within the case area (with 9% sold after 2008 in the case area); 10% of the transactions involved bank sales (i.e., sales of previously foreclosed properties back into the marketplace), and 9% involved properties with a mobile home as the residence. Sales prices ranged from $2,000 to $650,000 throughout the study period. Sales prices in the study area were stable, with a low average annual sales price of $88,300 in 2005 and a high of $132,000 in 2009.

Exhibit 5 | Descriptive Statistics

Variable	Label	Min.	Max.	Mean	Std. Dev.
ln_hp	Log of house price	7.601	13.385	11.315	0.733
Hp	House price	2,000	650,000	104,369	79,367
ln_acres	Log of acres	−0.952	5.150	1.054	1.224
Acres	Acres	0.386	172.441	7.643	18.333
ln_livtot	Log of living area	6.238	8.328	7.337	0.315
Bsmt__SF	Basement SF	0.000	1,620	115.82	356.86
ln_age	Log of age	−2.303	4.466	3.237	0.966
cond_good	Dummy for good condition	0.000	1.000	0.251	0.434
cond_avg	Dummy for average condition	0.000	1.000	0.734	0.443
cond_poor	Dummy for poor condition	0.000	1.000	0.011	0.105
site_good	Dummy for site good	0.000	1.000	0.059	0.236
BR	Bedrooms	1.000	5.000	2.856	0.619
BA	Bathrooms	1.000	4.000	1.683	0.605
Space_Equi	Garage space equivalent	0.000	5.000	1.321	1.046
Garage_SF	Garage size	0.000	2,808.000	447.620	492.880
No__of_Bar	Number of barns	0.000	5.000	0.173	0.512
topo_level	Dummy for topology (level)	0.000	1.000	0.731	0.445
topo_rolling	Dummy for topology (rolling)	0.000	1.000	0.240	0.428
topo_steep	Dummy for topology (steep)	0.000	1.000	0.030	0.170
Bank_Sale	Dummy for bank sales	0.000	1.000	0.100	0.300
Porch_SF	Porch SF	0.000	768.000	143.539	147.201
Road_Front	Road frontage	0.000	3,118	344.56	431.82
O_B_SF	Outbuilding SF	0.000	6,400	309.38	722.65
Out_Bldgs	Number of outbuildings	0.000	4.000	0.675	0.846
Mobile	Dummy for mobile homes	0.000	1.000	0.089	0.285
d_out_after	Sales 1.25–2 miles from hog barns after 2008	0.000	1.000	0.055	0.229
d_spring	Dummy for spring	0.000	1.000	0.310	0.463
d_summer	Dummy for summer	0.000	1.000	0.280	0.450
d_fall	Dummy for fall	0.000	1.000	0.203	0.403
d_winter	Dummy for winter	0.000	1.000	0.207	0.406
d_2002	Dummy for 2002	0.000	1.000	0.096	0.295
d_2003	Dummy for 2003	0.000	1.000	0.085	0.279
d_2004	Dummy for 2004	0.000	1.000	0.092	0.290
d_2005	Dummy for 2005	0.000	1.000	0.111	0.314
d_2006	Dummy for 2006	0.000	1.000	0.089	0.285
d_2007	Dummy for 2007	0.000	1.000	0.100	0.300

Exhibit 5 | (continued)
Descriptive Statistics

Variable	Label	Min.	Max.	Mean	Std. Dev.
d_2008	Dummy for 2008	0.000	1.000	0.070	0.256
d_2009	Dummy for 2009	0.000	1.000	0.066	0.250
d_2010	Dummy for 2010	0.000	1.000	0.078	0.268
d_2011	Dummy for 2011	0.000	1.000	0.089	0.285
d_2012	Dummy for 2012	0.000	1.000	0.126	0.332
Land_Contr	Dummy for land contract	0.000	1.000	0.037	0.189
buf_animal	Dummy for within 1.0 mile of pre-existing modest sized chicken feeding operation.	0.000	1.000	0.136	0.344
Case_before	Dummy for sale in case area prior to 2009	0.000	1.000	0.070	0.256
case_af	Dummy for sales after 2008 within case area	0.000	1.000	0.081	0.274
case_af09101112	Dummy for sales after 2009 within case area	0.000	1.000	0.074	0.262
case_af101112	Dummy for sales after 2010 within case area	0.000	1.000	0.066	0.250
case_af1112	Dummy for sales after 2011 within case area	0.000	1.000	0.048	0.214
case_af_nw	Dummy for sales after 2008 in northwest quadrant	0.000	1.000	0.007	0.086
case_af_ne	Dummy for sales after 2008 in northeast quadrant	0.000	1.000	0.037	0.189
case_af_sw	Dummy for sales after 2008 in southwest quadrant	0.000	1.000	0.022	0.147
case_af_se	Dummy for sales after 2008 in southeast quadrant	0.000	1.000	0.015	0.121
case1_af	Dummy for sales after 2009 in case 1 (0.75 miles from barns)	0.000	1.000	0.026	0.159
case2_af	Dummy for sales after 2009 in case 2 (0.75–1.25 mile radius)	0.000	1.000	0.048	0.214

Model and Results

General Form of the Models

Our analysis of residential property sales employed standard hedonic regression techniques (Rosen, 1974; Jackson, 2001; Colwell, Heller, and Trefzger, 2009;

Simons, Bowen, and Sementelli, 1997; Simons, Winson-Geideman, and Mikelbank, 2001; and Seo and Simons, 2012). The dependent variable is the log of housing sales prices. The independent variables include a number of control variables, plus one that isolates the effect odors (Eq. 1). We hypothesize that, after the opening of the hog barns, homes within a 1.25-mile radius of the facility have sold at lower prices than those in the control area.

To check for spatial autocorrelation in housing sales prices (Kim and Goldsmith, 2009), we used the Lagrange Multiplier (LM) test for lag, for error, RobustLag for lag, and RobustLM for error. None of the test results indicated spatial autocorrelation was a concern.[5]

Two models plus an examination of the effects of the hog farm over time are presented: a baseline model including all sales in the case area from 2009 onward; a space model focusing on wind direction; and a series of interactive models over time and space that allows us to identify variations in price impact over varying time periods, based on a case property's direction from the hog barn complex. All models are generally specified as follows:

$$Ln\_HP = \beta_0 + \beta_1 HC + \beta_2 LOC + \beta_3 TIME + \beta_4 CASE\_AF + \varepsilon, \quad (1)$$

where:

Ln_HP = The (log of the) sale price of each home that sold in our dataset;
β_0 = The model intercept;
HC = A matrix of physical housing characteristics;
LOC = A matrix of dummy variables for sales within 0.1 mile of a major road, outside the case area;
$TIME$ = A matrix of year and season dummy variables;
$CASE\_AF$ = The effect on sales price of location within the case area after the hog barns became fully operative, which can take different forms as discussed below; and
ε = The error term.

Results: Baseline Model

The results from our baseline model are presented in Exhibit 6. We checked for multicollinearity, and the VIF statistics shown in the far right-hand column are low, outside the concern of generally accepted cutoffs. We also tested for normality and heterogeneity using the Kolmogorov-Smirnov test, which indicated that there is no normality problem with the dataset. The value of K-S D is 0.07, which is statistically significant at the 99% confidence interval. Similarly, application of the Breusch-Pagan test found no heteroscedasticity.[6]

The model's adjusted R^2 value at 69.67 is satisfactory, indicating that the variables used in the model explain about 70% of the variation in sales price. Likewise the

Exhibit 6 | Baseline Model: Case Area from 2009 Onward

Variable	Estimate	Std. Dev.	*t*-Value	Pr > |*t*|	VIF
Intercept	10.6080	0.2052	51.69	<0.0001	0.00
Acres	0.0109	0.0015	7.34	<0.0001	1.22
Total_SF	0.0001	0.0001	2.63	0.0092	1.88
ln_age	−0.1239	0.0328	−3.77	0.0002	1.67
cond_good	0.0042	0.0672	0.06	0.9503	1.41
cond_poor	−1.1989	0.2455	−4.88	<0.0001	1.10
site_good	0.1324	0.1167	1.13	0.2577	1.26
BR	0.1125	0.0512	2.20	0.0290	1.66
BA	0.1233	0.0633	1.95	0.0528	2.43
Space_Equi	0.1157	0.0276	4.19	<0.0001	1.38
No__of_Bar	0.1696	0.0554	3.06	0.0025	1.34
topo_rolli	0.0231	0.0622	0.37	0.7104	1.17
topo_steep	−0.4038	0.1578	−2.56	0.0111	1.19
*Bank_Sale_*	−0.4758	0.0860	−5.53	<0.0001	1.10
Porch_SF	0.0002	0.0002	1.16	0.2469	1.39
O_B_SF	0.0002	0.0000	4.35	<0.0001	1.26
d_spring	0.1407	0.0753	1.87	0.0631	2.02
d_summer	0.0858	0.0752	1.14	0.2548	1.90
d_winter	0.1164	0.0806	1.44	0.1500	1.77
d_out_after	−0.1052	0.1208	−0.87	0.3844	1.27
mobile	−0.8050	0.1057	−7.62	<0.0001	1.50
d_2003	−0.0755	0.1214	−0.62	0.5345	1.90
d_2004	0.0701	0.1170	0.60	0.5496	1.91
d_2005	−0.0440	0.1168	−0.38	0.7064	2.23
d_2006	0.1102	0.1184	0.93	0.3530	1.88
d_2007	0.2184	0.1188	1.84	0.0671	2.10
d_2008	0.1179	0.1263	0.93	0.3518	1.73
d_2009	0.2301	0.1301	1.77	0.0781	1.74
d_2010	0.2449	0.1281	1.91	0.0570	1.95
d_2011	0.1729	0.1224	1.41	0.1591	2.01
d_2012	0.2371	0.1150	2.06	0.0404	2.41
case_before	0.0643	0.1058	0.61	0.5441	1.21
maj_road	−0.1481	0.0595	−2.49	0.0135	1.41
Land_Contr	0.0518	0.1376	0.38	0.7070	1.12
BUF_ANIMAL	0.0115	0.0764	0.15	0.8803	1.14
case_af09101112	−0.2662	0.1090	−2.44	0.0153	1.35

Notes: The number of observations is 271. The adjusted R^2 is 69.67. The *F*-statistic is 18.72.

F-statistic is 18.72, satisfactory but consistent with statistical analysis with a limited number of sales.

The coefficients on the housing characteristic control variables are generally as expected by theory, at over a 90% level of confidence. The variables for lot size, porch size, square footage of living area, number of bedrooms, and number of baths have the expected positive signs and possess significantly high *t*-values. Housing and site condition dummy variables are as expected and statistically significant. Bank sales (−0.48) show the expected negative and statistically significant effect on sales prices, as does the mobile home variable (−0.81). The locational variable (major road) shows the predicted negative effect and is statistically significant. We used the year 2002 as the base year; the coefficients for sales in the years 2003 and 2005 have negative signs but are not statistically significant; the coefficients for sales in the years 2007, 2009, 2010, and 2012 reflect statistically significant differences from the base year in the order of a 20% increase, stable since 2007, which is contrary to the national trend of a downward cycle, consistent with the figures in Exhibit 4.

We include the variable *case_before*, which covers the subject area prior to the CAFO beginning operations. The coefficient is insignificant from zero, showing that prior to the CAFO, the subject area prices moved similarly to the surrounding areas, ceteris paribus.

We initially employed the commonly-used distance-rings approach in the hedonic model to estimate the effect of location within the case area.[7] Using the 1.25-mile distance ring, we identified sales in the case area from 2009 onward; the coefficient for the corresponding variable (*case_af09101112*) shows a coefficient of −0.27, or an estimated loss of 23%[8] (Halvorsen and Palmquist, 1980) after performing log transformation, and this figure is statistically significant at a level of more than 95%. In other words, this baseline regression model reveals that the marginal effect of a home's location within the case area (i.e., within a 1.25-mile radius of the subject hog barns after December 31, 2008, there is a 23% reduction in sales price, holding all other factors constant).[9]

Space Model Results: Direction and Time within Case Area

As noted above, the analysis of odor observation logs kept by a non-random sample of nearby residents at varying times from 2007 through 2011 demonstrated that hog barn odors appeared to be somewhat stronger and more prevalent at locations to the north and northeast of the hog barns than in other portions of the case area. As per Winegar (2013), prevailing winds in southwestern Marshall County tend to blow more often and with greater intensity from south and southwest of the hog barn complex. Accordingly, in our space model we explored the marginal effect on sales price of a home's location within the four cardinal wind directions from the hog farm facility. The case area is split into four directions, with the reference category defined as outside in the case area. The sample sizes are limited, but there is particular interest in the northeast quadrant of the case area (i.e., at headings between 0° (north) and 90° (east) from the hog

barns), during the period beginning January 1, 2009. The corresponding variable is *case_af0912_ne*. The results of the regression model are presented in Exhibit 7.

The adjusted R^2 value and F-statistic in the space model are slightly higher than those in the baseline model, at 71.54 (indicating that the space model explains about 72% of the variation in sales price among all sales in the dataset) and 18.86, respectively. The signs of the variable coefficients in this hedonic regression model are similar to those in the baseline model. The coefficient of the interactive variable (*case_af0912_ne*) is statistically significant (at a level greater than 99%) and negative, indicating that the marginal effect of a property's location within the northeast quadrant of the case area, after December 31, 2008, is a reduction in sales price of 49%,[10] holding all other factors constant. This clearly shows that for these data, properties located northeast of the hog barns have sustained larger-than-average losses.

However, due to the relatively small number of sales (the number of sales in this NE quadrant is 13), caution is advised in putting too much weight on the magnitude of the parameter estimate, which seems quite large. Also, the other wind quadrants had only a handful of sales or less, and none of their parameter estimates were statistically significant. Hence, prudence indicates that we can only say that wind direction matters.

Alternative Runs Over Time and Space

In this sensitivity analysis, we explored a number of additional variations, including varying start time of the effects, and splitting distance rings within the case area. For start time, we varied the starting year, going from 2008 when the stench pit was filling up, to 2009 and 2010, through 2012 in all cases. It's important to watch the number of sales dwindling: the strongest results are when the model contains at least 15 sales.

We also took a closer look at distance rings. We attempted three rings: within 0.75 miles of the hog barns, 0.75–1.25 miles, and 1.25–2.0 miles. We ran into sample size issues again: the 0.75–1.25 miles from hog barns (referred to as case2) had over 15 sales, enough to report, and the losses there were higher than average for the entire case area.[11] The close-in ring did not have enough sales to find significant results. Exhibits 6 and 7 do not show a statistically significant effect outside the 1.25-mile range. However, there were only 15 sales, which is a small number for statistical reliability in these models.

We also conducted several additional model runs with five outliers (high and low sales prices) removed. Results continued to show significant reductions on property sales prices after 2009, about 15% lower than the full model. The space model still had significant higher losses northeast of the hog farms, but at a magnitude 25%–30% lower than the baseline model. Thus the model appears to have potentially influential outliers, but caution is again advised because the number of sales is smaller still. It can be concluded that the magnitude of the main results vary somewhat but not their statistical significance.

Exhibit 7 | Space Model Case Area (Northeast Quadrant) from 2009 Onward

Variable	Estimate	Std. Dev.	*t*-Value	Pr > |*t*|	VIF
Intercept	10.5958	0.1989	53.28	<0.0001	0.00
Acres	0.0107	0.0014	7.43	<0.0001	1.23
Total_SF	0.0001	0.0000	2.22	0.0271	1.91
ln_age	−0.1249	0.0319	−3.92	0.0001	1.68
cond_good	0.0192	0.0654	0.29	0.7688	1.42
cond_poor	−1.1710	0.2379	−4.92	<0.0001	1.10
site_good	0.1375	0.1131	1.22	0.2252	1.26
BR	0.1179	0.0497	2.37	0.0185	1.67
BA	0.1382	0.0613	2.25	0.0252	2.43
Space_Equi	0.1127	0.0269	4.19	<0.0001	1.40
No__of_Bar	0.2103	0.0546	3.85	0.0002	1.38
topo_rolli	0.0392	0.0604	0.65	0.5168	1.18
topo_steep	−0.4251	0.1532	−2.78	0.0060	1.19
*Bank_Sale_*	−0.4764	0.0832	−5.73	<0.0001	1.10
Porch_SF	0.0002	0.0002	1.27	0.2046	1.39
O_B_SF	0.0002	0.0000	5.12	<0.0001	1.30
d_spring	0.1198	0.0732	1.64	0.1032	2.03
d_summer	0.0753	0.0731	1.03	0.3037	1.91
d_winter	0.1030	0.0784	1.31	0.1899	1.78
d_out_after	−0.1367	0.1172	−1.17	0.2446	1.27
mobile	−0.7621	0.1029	−7.40	<0.0001	1.52
d_2003	−0.0737	0.1176	−0.63	0.5315	1.90
d_2004	0.0722	0.1134	0.64	0.5247	1.91
d_2005	−0.0558	0.1132	−0.49	0.6224	2.24
d_2006	0.1033	0.1148	0.90	0.3691	1.89
d_2007	0.2098	0.1151	1.82	0.0696	2.11
d_2008	0.1362	0.1233	1.10	0.2704	1.76
d_2009	0.1860	0.1269	1.47	0.1441	1.77
d_2010	0.3172	0.1258	2.52	0.0123	2.00
d_2011	0.1001	0.1194	0.84	0.4028	2.04
d_2012	0.2247	0.1115	2.02	0.0450	2.42
case_before	0.0607	0.1026	0.59	0.5544	1.22
maj_road	−0.1317	0.0588	−2.24	0.0259	1.47
Land_Contr	0.1613	0.1353	1.19	0.2346	1.15
BUF_ANIMAL	0.0201	0.0746	0.27	0.7877	1.16

Exhibit 7 | (continued)
Space Model Case Area (Northeast Quadrant) from 2009 Onward

Variable	Estimate	Std. Dev.	*t*-Value	Pr > |*t*|	VIF
class_af_ne	−0.6782	0.1476	−4.60	<0.0001	1.37
class_af_nw	−0.1167	0.2919	−0.40	0.6898	1.11
class_af_se	0.1540	0.2103	0.73	0.4648	1.14
class_af_sw	0.2270	0.1722	1.32	0.1886	1.14

Notes: The number of observations is 271. The adjusted R^2 is 71.54. The *F*-statistic is 18.86.

Exhibit 8 | Compilation of Several Alternative Runs

Model	Case Area 2008–2012	Case Area 2009–2012	Case Area 2010–2012	Case Area 2009–2012 NE of Hogs	Case Area 2009–2012 NE of Hogs	Case 2 2009–2012 0.75–1.25 miles
Parameter Est.	−0.20	−0.27	−0.32	−0.68	−0.78	−0.56
T-stat.	−1.94	−2.47	−2.76	−4.60	−5.13	−4.09
Model Adj. R^2	69.52	69.81	70.00	71.54	72.11	71.04
# of Sales	22	20	18	10	9	17

Conclusion

Hog farms are generally associated with a reduction in nearby residential sales prices, and our results support this expectation. Our hedonic regression analysis found a statistically significant average reduction in property value averaging almost 23% across the subject area within 1.25 miles of the facility for sales transacting from 2009 through 2012, holding other factors constant. Results from our regression models indicate that this negative impact on affected area property values is increasing, as the regression analysis disclosed an average property value diminution of 27% for sales from 2010 onward. We also found a substantially higher diminution in value for properties located in the northeast quadrant of the subject area, which suffer from the most prominent prevailing winds in the area. The discount allows properties that otherwise would not sell to be transacted in the market place, and thus represents a "sustainability adjustment."

The peer-reviewed professional literature reports that it is not unusual to find property value losses of 10% to 45% within 2 miles of CAFOs, with the effects being largest and most pronounced downwind of the facilities and in areas that do not already have high densities of existing CAFOs. The subject area fits this latter category, as the subject hog barns and a smaller, related facility are the first

swine CAFOs to be established in Marshall County. The peer-reviewed literature also contains examples of property value losses in the range of 50% to 60% for individual homes in close proximity to CAFOs, with higher-valued properties sustaining particularly large percentage losses in value. Our results match closely with Isakson and Ecker's (2008) findings concerning the magnitude of losses and importance of wind direction.

With respect to time effects, we found increased impacts over time, with limited effects in the transitional year when the swill pits on the hog farms were filling up and increasing over the next several years. We conclude that wind direction is more important than pure distance in determining the magnitude of the effects on residential property values, but qualify this with our limited number of sales.

Endnotes

[1] The senior author was retained as an expert witness by the plaintiffs in a legal case related to this study in 2013.

[2] AEU is animal equivalent unit.

[3] Many of the residents' observations were recorded on such a 10-point scale of odor intensity, but others were in the form of verbal descriptions.

[4] The *t*-value is −0.53 for the distance to downtown Benton variable, and R-squared is slightly lower than the model without this variable.

[5] Spatial results were: 0.09 (0.764) for LM lag, 0.09 (0.760) for LM error, 0.43 (0.513) for Robustlag, and 0.43 (0.512) for Robust LM error, respectively. The numbers in parentheses are the *p*-values. All results are below threshold levels.

[6] We also examined the dataset for heteroscedasticity by visual inspection of a scatterplot of sale price and model residuals, and no fanning pattern was evident.

[7] Simons and Seo (2011) found a positive externality of a religious facility campus on neighboring housing sale prices. They used hedonic regression analysis using 2,500 sales in Ohio, and identified sales within quarter-mile distance buffers. A similar distance ring approach was taken by Smolen et al., Reichert, and Nelson in their analyses of the negative amenity from proximity to landfills [in Simons (2006, p. 96)].

[8] Percentage log transformation of dummy variables, $[(e^{0.2662}) - 1] * 100 = 23\%$.

[9] As additional interpretive context for this result, note that the coefficient for the variable *case before* is positive but not statistically significant. In other words, over the time period before the odors became apparent covered by the dataset (i.e., 2002–2007), the sales data do not allow us to conclude that the marginal effect on sales price of location within the ''future'' area that would be affected by odors was other than zero. Thus, the sales performance of homes within the case area did not significantly differ from homes throughout the entire study area. That is, the observed diminution in value of case area homes after 2009 represents a genuine and abrupt change in their sales performance relative to a multi-year pre-existing pattern in which such homes statistically matched the sales performance of homes in the surrounding areas of southwestern Marshall County.

[10] Percentage log transformation of dummy variables, $[(e^{0.6782}) - 1] * 100 = 49\%$.

[11] In the outlier-free models reported just below, case2 had significant losses equivalent to the entire case area: hence no model shows closer-in sales with higher losses.

References

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Exhibit 2:

Board of Canyon County Commissioners
Hearing Date: July 30, 2026
Canyon County Development Services Department

PLANNING DIVISION - APPEAL

CASE NUMBER:	**CU2025-0031-APL**
APPELLANT:	**Kevin Olinger**
APPLICATION:	**The appellant requests that the Board of Canyon County Commissioners overturn the Planning and Zoning Commission's APPROVAL and deny the request for a conditional use permit for a slaughterhouse.**
LOCATION:	**0 Hwy 95, Parma, ID** **Parcel: R39357012**
ANALYST:	**Amber Lewter, Associate Planner**

SUMMARY:

On November 10, 2025, the applicant, Lucus Hansen, submitted an application requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in the "A" (Agricultural) zone. The request was for a custom slaughterhouse in which the applicant would accept animals from customers for processing. The request included retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm (**PZ Staff Report Exhibits B2 and Exhibit B4**.

The Planning and Zoning Commission heard case CU2025-0031 on May 21, 2026, where staff recommended approval with sixteen (16) conditions (**PZ Staff Report Exhibit A**).

On May 21, 2026, the Planning and Zoning Commission considered the staff report, written comments, agency comments, oral testimony, documentary evidence, and the entire record and approved case CU2025-0031 subject to conditions (**Exhibit C**):

The appeal of the Planning and Zoning decision with the Findings of Facts, Conclusions of Law, and Order of Decision (FCOs) signed on May 21, 2026, was filed within the 15 days of the appeal period on June 5, 2026 (**Exhibit B**). The letter of appeal included a statement of reasons for the appeal and the filing fee of $1,100.

The appellant asserts that the Planning and Zoning Commission erred because the proposed conditional use permit for a slaughterhouse does not meet all the required criteria for the following reasons (**Exhibit A**):

- **07-07-05(3): A slaughterhouse is not consistent with the 2030 Comprehensive Plan.**
    - The appellant contends that the proposal is inconsistent with the Comprehensive Plan's policies encouraging preservation of rural residential character.
- **07-07-05(4): The slaughterhouse will be injurious to other property in the immediate vicinity and will negatively change the essential character of the area.**

- The appellant states that the approval of an industrial slaughterhouse directly conflicts with the residential/agricultural nature of the area.
- The approval of the slaughterhouse gives the appearance of “spot zoning”.
- The slaughterhouse will create severe nuisance impacts to the area such as noxious odor, pests, flies, disease, noise, and an increase in power generation which would in turn increase the likelihood of power outages.
- The appellant argues that there are unmitigated environmental and public health risks that the slaughterhouse would generate and expose the area to hazardous and biological waste such as blood/chemical waste and wastewater insufficiencies.

- **07-07-05(5): There are not adequate sewer, drainage, and utility systems to accommodate the use of a slaughterhouse.**
  - The appellant states that the wastewater insufficiencies pose a threat to the local waterways and the residential water wells that pull from the general vicinity aquifer.
- **07-07-05(7): There will be undue interference with the existing or future traffic patterns.**
  - The appellant expresses that Highway 95 is known as “Killer 95” for a reason and has witnessed near-monthly accidents and fatalities at the intersection of the proposed site.

In addition, the appellant expresses the concern that the Planning and Zoning Commission was unprepared, misinterpreted, and improperly applied the Canyon County Code.

The appellant requests that the Board of County Commissioners overturn the Planning and Zoning Commission’s decision for approval and deny the conditional use permit for a slaughterhouse on parcel R39357012, consisting of approximately 11.30 acres, in the “A” (Agricultural) zone.

The Board's review is based upon the record established before the Planning and Zoning Commission together with any additional evidence admitted during the appeal hearing. The Board shall determine whether the Commission's decision should be affirmed, modified, or reversed based upon the applicable approval criteria of the Canyon County Code.

BOARD ACTION:

In accordance with CCCO §07-07-23(2)A. Appeal By Affected Person: Any affected person who is aggrieved by the director's decision as to an application pursuant to this subsection, may file a written notice of appeal in accordance with section 07-05-07, "Appeal Of Director Administrative Decision", of this chapter

A. At a public hearing held in accordance with this article, the Board shall consider the decision of the Planning and Zoning Commission and any additional evidence that may be offered by the public, applicant, or Director.

B. The Board may affirm, reverse, or modify, in whole or in part, the Planning and Zoning Commission’s decision.

BOARD DECISION OPTIONS:

Option 1:
Grant the appeal, overturn the Planning and Zoning Commission's approval, and direct staff to prepare findings denying the conditional use permit.

Option 2:
Deny the appeal, uphold the Planning and Zoning Commission's approval, and direct staff to prepare the Findings of Fact, Conclusions of Law, and Order consistent with the Board's decision.

Option 3:
Continue the public hearing and direct staff to obtain additional information on specified issues.

The Staff report packet dated May 21, 2026, and all supporting material are contained in Exhibit III. Any additional agency & public comments received for the subject public hearing or received as a late exhibit at the previous public hearing may be found in Exhibit IV.

EXHIBITS:

- **A.** Appeal Statement Reason; Received: June 5, 2026
  - **1.** Revised Appeal Statement Reason; Received: July 20, 2026
- **B.** PZ Commission FCOs – May 21, 2026
- **C.** PZ Commission Minutes – July 16, 2026
- **D.** Agency Comment – CC Building Department; Received: June 29, 2026

Exhibit 2A:

Letter of Intent / Statement of Reason

To: Canyon County Board of Commissioners June 5, 2026

From: Kevin Olinger
Box 176
2170 Hwy. #95
Parma, Idaho 83660
County of Payette

Phone: (208)740-9444
Email: kolinger2014@gmail.com

RE: Letter of Intent/Statement of Reason in Opposition to the Approved Conditional Use Permit CU 2025-0031
Slaughterhouse Lucas Hansen
Addressed: 0 HWY #95 Parma, Idaho 83660 Canyon County
Due West of 1810 Hwy. #95
Parcel # R39357012

Dear Members of the Canyon County Board of Commissioners,

We are exercising our right to be heard through this formal document and hearing in opposition to the recently approved Conditional Use Permit (CUP) for the proposed slaughterhouse facility. We respectfully request that the Board reverse the Planning and Zoning Commission'S decision and deny this permit. The approved use is not only incompatible with our community and fails to meet local land use criteria, it was also arrived at with incomplete information and non truths expressed as fact during testimony. The self admission of Planning members being unprepared, due to inadequate study of information provided and time to prepare; cast a huge light on said application. The appearance of "Spot Zoning" is evident.

The grounds for opposition are many, self admitted Unpreparedness by those in charge of making permanent decisions affecting/effecting the surrounding neighborhood community forever. Lack of notification to affected parties. Non Truths stated and taken for fact in testimony of hearing. The Comprehensive Plan violated, which is supposed to protect the rural/residential character of said community. The approval of an industrial commercial slaughterhouse project directly conflicts with the established residential/agricultural nature and make up of our community. Unmitigated Environmental and Public Health Risks this would generate and expose us to Hazardous and biological wastes, blood/chemical waste and the waste water

insufficiencies accepted. This would pose an immediate dire threat to local waterways and our residential water wells that pull from our general vicinity aquifer. Thus, potentially violating even more environmental safety standards.

Having the knowledge prior to purchase of just what the zoning was, then purposefully trying to game the system through the CUP avenue, planned deception!

Then we move to Severe Nuisance Impacts, absolutely unavoidable, there will be Noxious Odor, Pests of all types, more flies, more rodents and disease, Noise and Operation of associated machinery and refrigeration that was never there before. Increase in power generation necessary to run would increase the likelihood of more power outages that we all too frequently experience in our community. These all conveniently explained away by individuals stating so; well that is not objective, transparent, equitable or neutral treatment of all involved (community).

Additional Hazardous traffic and safety hazards. Highway 95 was known as "Killer 95" for a reason. It has been improved in the last 30 years however I have witnessed near monthly accidents, repeatedly, too many fatalities, right at this intersection of the proposed site, repeatedly.

Unavoidable Negative Economic impact on the communities Property Value high impact industrial operations such as this slaughterhouse drastically reduce adjacent residential property values. This project forces a heavy financial burden onto the surrounding existing property owners who have invested years of their lives in this area based on its existing zoning promises. However this CUP process is attempting to gut what once was.

We have the erasure of our Owyhee views and the allowance through deception of potential over expansion of operations like this would further compound the inequity forced on us by one.

The Planning & Zoning Commission erred in approving this CUP by not preparing and overlooking the severe, irreversible disruptions this facility will cause. This applicant has not demonstrated that this use will not be detrimental to our community, our public health, safety or the general welfare of our community.

For the many reasons stated and those yet to come, we urge the Canyon County Board of Commissioners to uphold our zoning protections of our community, Sustain this Appeal and vote to Deny this Conditional Use Permit.

This has to be stopped. If we do not contain and stop this runaway practice of deceit and deception to detrimentally re-zone areas for the benefit of a few wealthy enough to pull it off, it will decimate us all.

Thank You For Your Time,



Kevin Olinger

Exhibit 2A1:

RECEIVED
JUL 20 2026
BY: N.P.O.

STATEMENT OF REASON IN SUPPORT OF APPEAL

(Appeal to the Canyon County Board of Commissioners)

To: **Canyon County Board of Commissioners** **Date: July 20, 2026**

From: Kevin Olinger
Box 176, 2170 Hwy. #95, Parma, Idaho 83660 (County of Payette)
Phone: (208) 740-9444 | Email: kolinger2014@gmail.com

RE: **Appeal of Approval of Conditional Use Permit CU 2025-0031 ("Slaughterhouse" – Lucas Hansen)**
Site Address: 0 Hwy. #95, Parma, Idaho 83660; Parcel No. R39357012
Due West of 1810 Hwy. #95, Canyon County, Idaho

Dear Members of the Board of County Commissioners:

This Statement of Reason is submitted in support of the pending appeal of the Planning & Zoning Commission's decision approving Conditional Use Permit CU 2025-0031, authorizing a commercial slaughterhouse on the above-referenced parcel. Appellant respectfully requests that the Board reverse the Commission's approval and deny the permit, or, in the alternative, remand the application for a properly supported decision consistent with Idaho Code Title 67, Chapter 65 (the Local Land Use Planning Act, "LLUPA") and the Canyon County Zoning Ordinance ("CCZO").

As the Board sits in a quasi-judicial capacity on this appeal, its review is confined to the record made before the Planning & Zoning Commission and is governed by the standards set out below. This statement is organized around those standards, rather than general objections, so that the record squarely presents each basis for reversal. The Full Public Hearing Process will be used to its full extent in this matter, up to and including A Judicial Review.

I. Governing Legal Standard

Idaho Code § 67-6512(a) permits a conditional use only when it "is not in conflict with the [comprehensive] plan" and complies with applicable ordinance standards; the burden of demonstrating compliance rests on the applicant, not on adjoining landowners. The CCZO implements this standard directly: every use requiring a conditional use permit "is declared to possess characteristics which require review and appraisal… to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity," and the presiding body may require site-development standards beyond the ordinance's minimums to ensure compatibility with surrounding uses. (CCZO Art. 7, Conditional Use Permits, General Standard.) Approval is not a ministerial act; it requires an affirmative finding,

supported by evidence in the record, that the proposed slaughterhouse will not be detrimental to the surrounding agricultural/residential neighborhood.

Idaho Code § 67-6535(2) further requires that any approval "be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision" by reference to the comprehensive plan, the ordinance, and the evidentiary record. A decision that does not do so — or that rests on a record the decision-makers themselves acknowledge was inadequately reviewed — does not satisfy LLUPA and is vulnerable to reversal. See Veterans Park Neighborhood Assoc., Inc. v. City of Boise, Idaho Supreme Court Docket No. 51027 (Jan. 22, 2025) (reversing CUP approval where the reasoned statement failed to address the project's apparent conflict with the comprehensive plan).

II. The Application Record Contains a Material, Unresolved Discrepancy in the Represented Scale of Operations

The Commission's approval rests on a specific, quantified representation of how large this operation will be. The Findings of Fact state that "the applicant anticipates slaughtering approximately 10 animals per week" and that figure — not a larger one — is what supports the Commission's traffic estimate (approximately 20 customer vehicles per week) and its conclusion that the use will not be injurious to the character of the surrounding agricultural neighborhood.

The applicant's own Letter of Intended Use, submitted to Southwest District Health to obtain the septic permit for this same facility, states a materially different figure: "The facility will process approximately 15 cattle, 11 pigs, and 10 sheep per week" — a total of 36 animals per week, and the same 36-animal figure is used to calculate the facility's estimated wastewater design flow of 639 gallons per day. That is not a rounding difference; it is 3.6 times the volume of operations represented to the Planning & Zoning Commission.

This discrepancy matters because it goes directly to whether the Commission's findings on traffic, odor, noise, and neighborhood character are supported by substantial evidence, as Idaho Code § 67-5279(3) and this Board's own review require. Every impact analysis in the record — trip generation, character-of-the-area, nuisance mitigation — was performed against the smaller, 10-animal figure. If the facility is in fact designed and permitted (for wastewater purposes) around a 36-animal-per-week operation, the traffic and neighborhood-impact findings rest on an understated premise. Appellant requests that the Board require the applicant to reconcile these two figures on the record, and that the Board decline to rely on any impact finding until it does.

This is not merely a discrepancy buried in different agencies' files. Records produced in response to Appellant's public records request show that Southwest District Health transmitted its Pre-Development Meeting notes — which state in an official field that the facility involves "processing up to 36 animals" — directly to the same Development Services planner who authored the staff report and the Findings of Fact for the May 21, 2026 hearing, on April 22,

2026, nearly a month before the hearing. The planner therefore had the larger figure in hand, in writing, before the findings reciting "approximately 10 animals per week" were finalized. Appellant does not suggest this was anything other than an oversight, but the Board should treat the discrepancy accordingly: not as an ambiguity the record left unresolved, but as a specific figure staff possessed and did not reconcile before recommending approval.

III. The Decision Below Was Not Supported by an Adequate Record or Reasoned Statement

The public record of the hearing reflects that one or more Commission members stated on the record that they had not had adequate time or information to fully evaluate the application before voting. An acknowledged failure of preparation goes directly to whether the Commission's findings are supported by "substantial evidence" in the record as a whole and whether the proceedings were conducted according to lawful procedure — both express grounds for reversal on judicial review under Idaho Code § 67-5279(3), and grounds this Board should itself apply in its de novo review of the appeal. The Board should request and review the certified record, including the staff report, minutes, and any written Findings of Fact and Conclusions of Law ("FCOs"), and should specifically examine whether the FCOs identify the contested facts and explain — rather than merely recite — why the statutory and ordinance standards were met. Appellant notes that the record's own exhibit list identifies the FCOs as having originated as "Draft FCOs" (Exhibit A) prepared before the hearing, and that the final, signed FCOs are dated the same calendar day as the hearing itself — a hearing at which three other cases were also considered. The Board should confirm on the record the extent to which the eleven-page findings actually reflect the Commission's independent deliberation that evening, as opposed to adoption of staff's pre-hearing draft.

Separately, the application file itself contains an unresolved discrepancy that the Board should require the applicant or staff to clarify on the record: the Southwest District Health reviewer for this case stated in writing, in an April 8, 2026 email in the file, that a signature attributed to him on the application's required Agency Acknowledgement exhibit — dated October 1, 2025 — was not his signature. The Board should also note that, on the face of that same exhibit, the checkbox confirming the applicant "submitted/met for official review" with Southwest District Health was left blank, even though a signature and date appear on the line below it — unlike the Fire District and Highway District sections of the same form, which show both the review-confirmation box checked and a signature. Appellant does not know how that discrepancy arose, but a signature disclaimed by the very reviewer it is attributed to, paired with an unchecked review-confirmation box, is the kind of irregularity a decision-making body should resolve on the record before relying on that exhibit, rather than leaving it unaddressed in a file that supports a final approval.

Appellant has now reviewed the Department's Certificates of Legal Notification, the two property-owner mailing lists for this case, and internal Development Services correspondence produced in response to Appellant's public records request. That correspondence removes any

doubt on this point: on April 28, 2026 — twenty-three days before the hearing — the case planner wrote to her own administrative staff that "the residential notice that was mailed was only for the Canyon County side," and that she had located a separate, previously unused Payette County mailing list that needed to go out immediately. Development Services' own staff responded, "I apologize, I was unaware there was a separate 1000 ft list available and went off of the one that was listed as a 1000 feet listing." A second notice was mailed the same day, and a follow-up email a week later shows the county's own tracking system had not yet been updated to reflect it. In other words, the Department's own records confirm that six of the fourteen property owners entitled to notice — the entire Payette County side of the notification area, across Highway 95 from the subject parcel — were omitted from the original mailing and received notice only three and a half weeks before the hearing, and only because a staff member happened to catch the gap during her own final review. The practical result of that near-miss is reflected in the hearing sign-up sheet: of the ten individuals who appeared to testify or register opposition, eight do not appear on either mailed-notice list at all. The Board should treat this not as an open question about notice adequacy, but as a documented process failure that this appeal gives the Board the opportunity to correct.

IV. The Approved Use Conflicts With the Comprehensive Plan and the Established Character of the Area

Idaho courts hold that a project need only "generally comport[] with the overall goals" of the comprehensive plan to satisfy § 67-6511's consistency requirement. Urrutia v. Blaine County, 134 Idaho 353, 358, 2 P.3d 738, 743 (2000). Appellant does not ask the Board to apply a higher bar than the law requires — but the record here does not show even general comportment. The Canyon County Comprehensive Plan designates this area for its rural, agricultural, and low-density residential character. A commercial slaughterhouse is a heavy-industrial use: it entails continuous refrigeration and rendering equipment, high-volume potable water draw, industrial wastewater and blood/offal waste handling, elevated truck traffic for livestock delivery and product shipment, and attendant odor, noise, and pest impacts that are categorically different in kind and intensity from the surrounding uses. Nothing in the record establishes that these impacts were reconciled with the Plan's stated goals for this area, and the Commission's own reasoned statement, to the extent it exists, must be tested against that omission.

Appellant notes, for the Board's awareness, that industry and public-health siting literature for slaughterhouse facilities (FAO, USDA/FSIS, and multiple state and county model ordinances) commonly identifies that such uses need be in in zonings M1 and M2 for such uses that are best suited to handle all aspects of such a development including all discussed. Substantial buffers from dwellings and residential zones — often on the order of several hundred to 1,000 feet — precisely because of these odor, pest, noise, and biological-waste concerns. This literature is offered as evidence relevant to the Commission's compatibility and detriment findings, not as an independently binding Canyon County setback; the Board should confirm on the record what buffer, if any, the CCZO or the conditions of approval actually require here, and whether that

distance is adequate given the specific proximity of Appellant's residence and other neighboring dwellings and wells.

V. The Record Does Not Establish That Public Health, Safety, and Welfare Impacts Have Been Mitigated

The CCZO's conditional use standard requires an affirmative showing that the use will not cause "damage, hazard, nuisance or other detriment to persons or property in the vicinity." Idaho Code § 67-6512(d) likewise contemplates conditions to "minimiz[e] adverse impact on other development." The following categories of impact should each be addressed, with record citations, in any decision on this appeal:

> Water and wastewater: A subsurface sewage disposal permit (Permit #023287) has been issued for this facility, and Appellant does not dispute that a permit exists. But the design flow underlying that permit (639 gallons per day) was calculated using the applicant's 36-animal-per-week figure, not the 10-animal-per-week figure the Commission relied on for its neighborhood-impact findings — and internal correspondence in the record with the Idaho Department of Environmental Quality ("DEQ") shows the agency's own staff were, at the time this application was moving through review, still trying to determine how the underlying "butcher shop" flow-rate figures in the state's technical guidance manual were derived, with one reviewer stating he had "not had a chance to identify examples in our area" and had never worked a comparable project through the full non-domestic wastewater review. The Board should also be aware that Southwest District Health's own reviewer told the county in writing, as late as April 6, 2026, that he did not believe a permit had been issued — a statement in some tension with the permit's recorded February 3, 2026 issuance date. Given that uncertainty, and the unresolved animal-count discrepancy in Section II above, the Board should require confirmation that the design flow the permit relies on still reflects the facility's actual scale before treating the water/sewer criterion as satisfied.
>
> Treatment classification: The permit itself confirms that this facility was not approved as a "Standard System" under IDAPA 58.01.03, but as a "Complex" system with a specified effluent standard ("ETPS 27 mg/L"), which by definition requires the wastewater to be treated to that quality before it reaches the drainfield, rather than discharged as raw waste into a conventional septic tank and trench system. Appellant does not dispute that this classification was the correct one for blood-containing wastewater. But the record does not identify what treatment technology the applicant will actually use to achieve that standard, and Idaho's rules for complex alternative systems generally contemplate an ongoing service provider responsible for operation, maintenance, and monitoring, with annual reports due to the Department. Neither the specific treatment method nor any such service and reporting arrangement appears in the record produced to date. The Board should require the applicant to identify both before treating the wastewater criterion as resolved.

Traffic and roadway safety: State Highway 95 at this location has a documented history of serious and fatal collisions. Added heavy-truck traffic for livestock delivery and product shipment at an already hazardous intersection is a legitimate safety concern the Commission should have addressed with reference to any Idaho Transportation Department crash data or traffic study in the record; if no such study was performed, that omission should be corrected before any permit is allowed to stand.

Odor, pests, and noise: Refrigeration equipment, rendering, and biological waste storage are recognized generators of odor and vector activity (rodents, insects, scavenging birds). The Board should require specific, enforceable conditions — not general assurances — addressing containment, disposal frequency, and monitoring.

Selective use of the CAFO standard: The staff report's own analysis imports the 500-foot residential setback for animal waste systems from Canyon County's CAFO ordinance (CCZO § 08-01-12(1)C), while stating in the same breath that "the request is not for a CAFO." Appellant does not object to the setback itself, but the selective borrowing of a single CAFO standard, without applying the more rigorous CAFO review framework as a whole, is itself evidence that staff recognized this operation's impacts as comparable in kind to a use the CCZO otherwise subjects to heightened scrutiny. The Board should ask the applicant and staff to explain why a CAFO-level mitigation standard was thought necessary here without a corresponding CAFO-level review of the application.

Power reliability: The area already experiences periodic outages. A facility with continuous refrigeration/cold-chain requirements increases both baseline demand and the consequences of an outage (spoilage, uncontrolled waste), which the record should address.

Groundwater depth: Southwest District Health's pre-development notes report groundwater deeper than ten feet at the test hole, and Appellant does not dispute that reading. But that reading appears to reflect normal or static groundwater, not a "seasonal high" groundwater determination, which Idaho's own subsurface sewage disposal rule (IDAPA 58.01.03.008) treats as a separate and far less protective category — requiring as little as one foot of separation between the bottom of a drainfield and the seasonal high water table, compared to six feet for normal high groundwater in sandy soils. Given that an irrigation canal runs across this property, with its own documented fifty-foot drainfield setback, and that this drainfield is engineered to carry industrial blood waste rather than ordinary domestic effluent, the record should reflect whether a seasonal-high groundwater determination was actually made for this site, and if so, what separation resulted. Appellant requests that the Board obtain that confirmation before treating the water/sewer criterion as satisfied.

Nutrient Pathogen Study waiver: Southwest District Health's pre-development notes state that "A Nutrient Pathogen Study will not be required" because the parcel is not located within a designated Nitrate Priority Area. That determination, like the traffic and

neighborhood-character findings discussed above, was made without the benefit of the applicant's larger, 36-animal-per-week figure. Appellant does not know whether a Nutrient Pathogen Study would in fact be required at the larger throughput, but the Board should require that question to be revisited once the applicant's actual scale of operation is fixed on the record, rather than relying on a waiver calculated against the smaller figure.

Stormwater and industrial permitting: The Idaho Department of Environmental Quality finalized a new IPDES Multi-Sector General Permit for industrial stormwater discharges effective May 2, 2026 — nineteen days before the May 21, 2026 hearing on this application. That permit program requires facilities with industrial activity exposed to weather, including meat-processing operations, to obtain stormwater discharge coverage or certify no exposure before commencing operations. This facility's outdoor animal holding pen sits in the same pasture area as the property's irrigation canal, and rainfall or snowmelt crossing the pen has an obvious pathway to carry animal waste toward that canal. Nothing in the staff report, the agency notice distribution, or the Findings of Fact indicates that DEQ's stormwater program was ever consulted, or that the applicant has obtained or sought coverage under the new Multi-Sector General Permit. Appellant does not represent that any particular discharge has occurred, but given how recently this permit took effect and the clear exposure pathway at this site, the Board should require the applicant to confirm, on the record, whether stormwater permit coverage is required and, if so, whether it has been obtained.

VI. Economic Impact on Surrounding Property Owners

An industrial use of this intensity, sited adjacent to residential and agricultural parcels, can be expected to measurably affect the market value of neighboring homes. While diminution in property value alone is not, by itself, a dispositive legal basis to deny a conditional use permit in Idaho, it is a relevant factor bearing on "detriment to persons or property in the vicinity" under the CCZO standard, and Appellant intends to support this point at hearing with an appraisal or comparable-sales analysis, if the Board's schedule permits its submission before or at hearing as well as a "Signed Petition in Opposition to said Slaughter House Project", by the citizens/members of the surrounding neighborhood.

VII. The Conditions of Approval Were Calibrated to an Understated Scale of Operations

To its credit, the record shows Development Services staff did reach out to the relevant state and federal agencies during review, and the Commission did impose conditions requiring the applicant to later demonstrate compliance with several of them: DEQ coordination on waste (Condition 1c), Southwest District Health requirements (Condition 10), an Idaho Department of Water Resources ("IDWR") water right if usage exceeds 2,500 gallons per day (Condition 13), and USDA requirements prior to commencing operations (Condition 14). Appellant is not asking the Board to disregard that work.

The issue is narrower and, Appellant submits, more concrete: each of those agency reviews and conditions was performed against the applicant's 10-animal-per-week representation to the county, not the 36-animal-per-week figure the applicant gave Southwest District Health. IDWR's approval, for example, is expressly conditioned on the use staying under 2,500 gallons per day — but nothing in the record recalculates that threshold against the larger, 36-animal figure, and the same is true of the Idaho Transportation Department ("ITD") traffic review, which relied on a comparison to "a small office building" sized to the smaller estimate. A condition that is well-designed for a 10-animal-per-week operation is not necessarily adequate for one 3.6 times that size. Appellant requests that the Board require the applicant to confirm, on the record, the actual intended weekly throughput, and require staff and the reviewing agencies to reconfirm that Conditions 1, 10, 13, and 14 remain adequate once that number is fixed.

One further question bears on Condition 14's requirement that the applicant meet all applicable USDA requirements. USDA materials in the record describe a "custom exempt" slaughter category — processing an owner's own animal for that owner's personal use — that expressly cannot be sold into commerce. This application, however, describes both a "custom slaughterhouse" and a retail sales component, the latter of which ordinarily requires product from a facility under continuous USDA inspection rather than custom-exempt processing. Appellant does not represent that this is a definitive legal conclusion, but it is a fair and specific question the record does not appear to answer, and the Board should ask the applicant to clarify, on the record, under which USDA framework the facility will actually operate before treating Condition 14 as a routine formality.

These calibration concerns are heightened by how Canyon County actually enforces conditions of approval once a permit issues. The County's own Code Enforcement program addresses "Failure to comply with Conditions of Approval for Conditional Use Permits" only as a complaint-driven public nuisance matter: a named complainant must file a written report (anonymous complaints are not accepted), an officer investigates, and only after a violation is substantiated does the property owner receive written notice and an opportunity to correct it before any further action. The CCZO's general conditional-use violation provision works the same way — a hearing on revocation is triggered only when a person, including staff or a Commission member, files a written notice with sufficient evidence of a violation. Nothing in the nineteen conditions of approval for this permit, and nothing in the CCZO generally, establishes a routine inspection, periodic reporting, or re-certification requirement once the facility is operating. Most of the conditions here are one-time, pre-operational proof requirements — letters of review "provided prior to commencement of use." Once those are on file, the County has no independent mechanism to verify that actual operations continue to match what was represented; that burden falls entirely on neighbors to notice, document, and formally report. Given the unresolved discrepancy between the 10-animal and 36-animal figures discussed above, this absence of any ongoing verification mechanism is not a minor administrative detail — it is the

reason getting the correct figure into the record now, before approval stands, matters as much as it does.

VIII. Requested Relief

For the foregoing reasons, Appellant respectfully requests that the Board:

1. Reverse the Planning & Zoning Commission's approval of CU 2025-0031 and deny the Conditional Use Permit.

2. In the alternative, remand the matter to the Commission (or direct staff) to develop a complete record and a written reasoned statement, as required by Idaho Code § 67-6535(2), that (a) reconciles the applicant's 10-animal-per-week and 36-animal-per-week representations and reassesses the traffic, odor, noise, and character-of-the-area findings against the correct figure; and (b) specifically addresses comprehensive plan conformance, wastewater and water-supply protection, traffic and roadway safety at the Hwy 95 site access, odor/pest/noise mitigation, and power reliability, with enforceable conditions of approval calibrated to that figure; and

3. Require the applicant or staff to clarify, on the record, the discrepancy regarding the Agency Acknowledgement exhibit signature described in Section III above; and

4. Recognize, based on the Department's own internal correspondence, that the original notice mailing omitted the Payette County side of the notification area and was corrected only twenty-three days before the hearing, and reopen the record for additional public comment in light of that omission; and

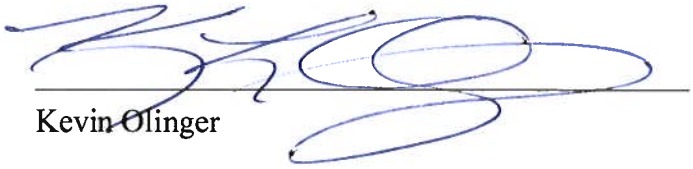
5. Require confirmation that Conditions 1, 10, 13, and 14 of the approval remain adequate once the applicant's actual intended weekly throughput is fixed on the record; and

6. Impose ongoing compliance mechanisms as a condition of any approval that is allowed to stand, rather than relying solely on the one-time, pre-operational approvals currently required and Canyon County's complaint-driven enforcement process described above. Idaho Code § 67-6512(d) and CCZO § 07-07-17 authorize conditions "including, but not limited to" assuring that development is maintained properly, and Appellant requests that any approval include, at minimum: (a) an annual written report from the applicant to Development Services documenting actual weekly animal throughput and wastewater volume; (b) continuous wastewater and groundwater monitoring near the drain field as appropriate according to the DEQ/SWDH/USDA's requirements; (c) a scheduled Development Services or Code Enforcement site inspection at six months and annually thereafter, rather than inspection occurring only upon a neighbor's complaint; and (d) a requirement that the applicant return to the Commission for reconsideration of conditions if actual throughput materially exceeds the figure fixed on the record.

Finally, Appellant notes that the relief requested here — a reliable record, a confirmed treatment method, and real continuous ongoing verification — is the more effective safeguard for everyone involved, including the applicant. If this facility's wastewater system were ever to fail and contaminate the shared aquifer, the resulting dispute would be slow, costly, and uncertain for all sides: neighbors would face the difficulty of tracing contamination to its source in an area with other agricultural operations nearby, and the applicant would face potential liability that a permit built on a firm record could have helped avoid in the first place. Resolving these questions now, before the permit stands, serves the interests of the applicant, the neighborhood, and the County far better than leaving them to be sorted out after the fact.

Appellant appreciates the Board's time and consideration and looks forward to presenting this evidence at the scheduled hearing.

Respectfully submitted,



Kevin Olinger

Exhibit 2B:

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Hansen – CU2025-0031

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0031: The applicant, Lucus Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an "A" (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012, a portion of the NE quarter of Section 20, T6N, R5W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0031.
      1. All exhibits are located in the case staff report dated May 21, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

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

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

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

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

districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.

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

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

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

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

The application, CU2025-0031, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use for a slaughterhouse is permitted in the zone by a conditional use permit, pursuant to CCCO §07-10-27. The applicant submitted a conditional use permit for a slaughterhouse on November 10, 2025. *See **Staff Report Exhibit A** for the application and submitted materials.* • CCCO §07-02-03 defines a slaughterhouse as *"A facility where animals are killed and may be processed into meat products."* See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met?	**2**	**What is the nature of the request?**
Yes		
Analysis	The property owner, Lucus Hansen, requests a conditional use permit to establish a slaughterhouse on an approximately 11.30-acre parcel in the "A" (Agricultural) zone, designated as parcel R39357012. • Use: The nature of the request consists of using the subject property to conduct the applicant's slaughterhouse business. The applicant anticipates slaughtering approximately 10 animals per week; the animals will be mostly beef and pigs. The proposed building is 60 feet by 100 feet. Located behind the proposed building is a pasture and a holding pen. The facility will include a restroom, a breakroom, and a retail store selling the processed meat as an accessory to the slaughterhouse (**Staff Report Exhibits B2, B2.1, B2.2, and B3**). • Number of Employees: The applicant is proposing to have a maximum of eight (8) employees. (**Staff Report Exhibit B4**).	

	• Hours of Operation: The hours of operation proposed are Monday through Saturday from 7 am to 5 pm (**Staff Report Exhibit B4**). • Parking: According to email correspondence and the land use matrix, the applicant is proposing five to six (5 to 6) paved parking spaces and a loading and unloading area in front of the building (**Staff Report Exhibits B2.2 and B4**). Staff is recommending a condition of approval to have no less than 10 parking spaces to accommodate employees and customers in accordance with CCCO Section 07-13-03. *See the conditions of approval numbers 7 and 9a.* • Restrooms: The applicant is proposing to have one (1) restroom on-site for customers and employees (**Staff Report Exhibit B2.2**). *See condition number 10.* • Waste Disposal: The applicant will contract with the business "Darling", which provides a container for the meat by-products (including bones). "Darling" will pick up the animal by-product twice a week to use for animal food and other products (**Staff Report Exhibits B2.1, B2.2, and B2.3**). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**Staff Report Exhibit B2.3**). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (**Staff Report Exhibit E8.3**). • Traffic: The applicant anticipates approximately 20 customer vehicles a week (**Staff Report Exhibit B2.2**). • Retail: The proposal includes a retail space of approximately 100 sq ft to sell meat from the slaughter (**Staff Report Exhibit B2.2**). As conditioned, the retail space shall not expand greater than 400 sq ft. *See condition number 7b.* Staff spoke to the Food Department within Southwest District Health on April 28, 2026. The applicant is required to submit a Plan Review Application. The results from the Plan Review Application will determine the regulation requirements through Southwest District Health and the U.S. Department of Agriculture. Southwest District Health provided additional resources on April 29, 2026 (**Staff Report Exhibit E9**). Idaho's Licensing Guidance Table for Food Processing and Storage states that the Health District will license and inspect for the first year of operation, with some exceptions. After the first year of operation, the facility may be referred to the FDA for jurisdiction. It also specifies that custom meat processing is the USDA's jurisdiction, except for any retail sales, which are licensed by the health department. USDA inspection does not extend to retail sales of meat (**Staff Report Exhibit E9.1**). The USDA Information explained the jurisdiction and exceptions in regard to a slaughterhouse (**Staff Report Exhibit E9.2**). The applicant will be required to obtain the required food permits and meet all applicable requirements of the U.S. Department of Agriculture (USDA) prior to beginning operations. *See condition numbers 10a and 14.*
Criteria Met? **Yes**	**3** **Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel and the surrounding area as "Agriculture" with an "Intensive Agriculture Overlay" (**Staff Report Exhibit C2.5**). A slaughterhouse would be compatible with the uses outlined in the description for what the intensive agriculture overlay is intended to protect. • *2030 Canyon County Comprehensive Plan describes the intensive agriculture overlay as "This overlay is applied to protect working lands and operations. These areas may have higher quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-*

based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety."

Approximately 2.50 miles west of the subject property, there is a future land use designation of "Commercial" (**Staff Report Exhibit C2.15**).

Payette County is east of the subject property on the other side of Hwy 95. Payette County's Future Land Use designates this area primarily for "Agricultural Preservation" with some "Industrial" and "Agriculture Mixed" (**Staff Report Exhibit C3**).

As conditioned, the proposed use is aligned with the following goals and policies of the 2030 Comprehensive Plan:

- Property Rights Goals:
  - G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."*
  - G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."*

  Canyon County values the applicants' and surrounding property owners' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions of approval.*

- Economic Development Goals and Policies:
  - G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*
  - P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."*
  - G3.04.00: *"Increase agricultural-based and supportive businesses."*
  - G3.05.00: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."*

  Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the conditions of approval.*

- Land Use Goals and Policies:
  - P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."*
  - *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
  - P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."*
  - *G4.05.00: "Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy."*

  Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions of approval.*

- Agriculture Goals and Policies:

	○ G12.01.00: *"Protect agricultural lands for long-term agricultural production from encroachment of incompatible uses."* ○ *P12.01.04: "Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place."* ○ *G12.02.00: "Support farmers and enhance local farmland."* Canyon County supports preserving agricultural lands, farming activities, and farming-related businesses as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions of approval.*
Criteria Met? **Yes**	**4** **Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. **Summary:** The surrounding land uses within a one-mile radius indicate that the land use in the area primarily is agricultural **(Staff Report Exhibits C2.5, C2.7, C2.8, and C4)**. Although there are some residential properties in the area, the majority have agricultural operations. There are agricultural operations adjacent to the subject property on all sides. A slaughterhouse is allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area. **Adjacent Existing Conditions:**

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Operation	"A"	
S	Agricultural Operation	"A"	"M1", "C2", "RR", and "R1"
E	Payette County	Agriculture	Industrial
W	Agricultural Operation and Applicant's Primary Residence	"A"	"RR"

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases:
There have been four (4) platted subdivisions approved **(Staff Report Exhibit C2.7)** in a 1-mile radius from the subject property. All the subdivisions were platted in the early 1900's. There are no other approved developments in the area.

Character of the Area:
The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. Within 1,000 feet of the subject property, there are 18 properties within Canyon County and Payette County, all located on agriculturally zoned parcels.

Within a 2-mile radius of the subject property, there are two (2) feedlots and one (1) dairy **(Staff Report Exhibit C2.8)**.

The soil classification on the subject property is primarily classified as moderately suited soil (class 4) and least suited soil (class 6) **(Staff Report Exhibit C2.10)**. The proposal utilizes an agriculturally zoned property that doesn't have the best-suited soils to support livestock production.

Potential Impacts:
The slaughterhouse may impact the surrounding area due to the increase in waste, dust, traffic, odor/smell, and lighting related to the use. Staff has proposed conditions to aid in mitigating these potential effects.

	The increase in waste has the potential to impact the surrounding area. The applicant is proposing to contract with a company that will pick up the animal byproduct twice a week to use for animal feed (**Staff Report Exhibits B2.1 and B2.2**). The applicant must meet the waste disposal requirements of the Department of Environmental Quality (DEQ). *See the conditions of approval numbers 1a, 1b, and 1c.* The proposed use may increase the dust levels in the immediate vicinity. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. The applicant must also pave the parking spaces. *See the conditions of approval numbers 9 and 9a.* The proposed use may cause an odor in the immediate vicinity. Canyon County doesn't have any specific code or regulations regarding odors/smells. However, Canyon County's CAFO regulations has further setbacks for animal waste systems if near a residence (CCCO §08-01-12(1)C). Although the request is not for a CAFO, staff is recommending the same setback requirements to mitigate the odor/smell, "The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the owner gives written consent to a shorter distance." It appears that the applicant is already meeting this setback requirement with no existing residence located within 500 feet of the proposed use. *See condition number 15.* As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. *See the condition of approval number 4.* See CCCO §07-07-05(7) for potential traffic impact analysis.
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The property appears to have adequate water via an individual well. There are no additional wells proposed to serve the proposed slaughterhouse (**Staff Report Exhibit B4**). Idaho Department of Water Rights (IDWR) commented on April 7, 2026, stating that the proposed use would be able to be supplied by the existing domestic well as long as water does not exceed 2,500 gallons per day. If the use exceeds the maximum amount allowed, the applicant will need to obtain a commercial water right. The area is open for new water rights, and after conducting a preliminary check, Idaho Department of Water Rights (IDWR) does not see any areas of concern (**Staff Report Exhibit E4**). The existing water uses are anticipated to provide adequate water for the proposed use. *See the condition of approval number 13.* **Sewer:** The applicant is proposing to have one restroom on-site for customer and employee use (**Staff Report Exhibit B2.2**). Comment from Southwest District Health on April 22, 2026, advised that a preliminary subsurface sewage disposal permit has been issued and is consistent with the total wastewater design flow specified in the approved letter of intended use (**Staff Report Exhibit E8**). The pre-development notes specified that the letter of intended use was submitted and approved by Southwest District Health and Idaho Department of Environmental Quality (DEQ). It was also identified that the originally proposed drain field location encroaches into an area subject to vehicle traffic, which may result in soil compaction and compromised system performance. New test holes will be required in an alternate location to evaluate site suitability for a revised drain field area that avoids vehicle traffic impacts (**Staff Report Exhibit E8.1**). The approved preliminary septic permit can be seen in **Staff Report Exhibit E8.2**. *See the condition of approval number 10.*	

	Pre-Development Notes from Southwest District Health advises that the proposed drain field area must maintain a minimum setback of at least 50 feet from the canal (**Staff Report Exhibit E8.1**). **Waste Disposal:** The applicant will contract with the business "Darling", which provides a container for the meat by-products (including bones). "Darling" will pick up the animal by-product twice a week to use for animal food and other products (**Staff Report Exhibits B2.1, B2.2, and B2.3**). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**Staff Report Exhibit B2.3**). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (**Staff Report Exhibit E8.3**). **Irrigation:** Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (**Staff Report Exhibit E5**). No comments were received from Black Canyon Irrigation District. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. *See the conditions of approval numbers 1a, 1b, and 1c* to manage the concern of animal waste running into the canal. **Stormwater drainage facilities:** As conditioned, stormwater will be retained onsite. *See the condition of approval number 12.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 14, 2025, and April 16, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property will have legal access at the time of the development. Access to the facility is proposed to utilize Hwy 95 (**Staff Report Exhibit B7**). The subject property has an old farm field approach. The approach will not meet the current standards of Idaho Transportation Department. Therefore, a new access point will be required (**Staff Report Exhibit E2.2**). According to a comment letter received from the Idaho Transportation Department, an approach permit application is required and access is required to be constructed to meet the current specs of a commercial two-way approach (**Staff Report Exhibit E2**). *See condition number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by Idaho Department of Transportation (ITD). It is anticipated that there will be a maximum of eight (8) employees and approximately 20 vehicles a week (**Staff Report Exhibits B2.2 and B4**). The subject property takes access from Hwy 95, which is serviced by the Idaho Transportation Department (ITD). ITD's comment received on April 6, 2026, states that the proposal is for a relatively small operation and does not expect to have any traffic concerns related to the proposal. ITD's trip generation estimates approximately 16 vehicles during AM peak hours and 13 vehicles during PM peak hours (**Staff Report Exhibit E2.1**). *See condition number 3.* Based on the traffic information from ITD, the proposed use is not anticipated to cause any undue impact to the existing or future traffic patterns.	

Criteria Met?		
Yes	8	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R39357012 is serviced by the Parma School District. It is not anticipated that any impact or accommodations will be needed for the proposed use. Agency comments were sent out on November 14, 2025, and April 16, 2026. No comments were received by the school district. **Police and Fire Protection:** Parcel R39357012 is under the jurisdiction of the Parma Fire District. Parma Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. *See condition number 11.* Agency notice was sent on November 14, 2025, and April 16, 2026. Parma Fire District provided comment on May 4, 2026, advising that the response time to the subject property is approximately 5 minutes (**Staff Report Exhibit E11**). No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on November 14, 2025, and April 16, 2026. Canyon County Paramedics/EMT provided their response times to the subject property on May 1, 2026. The response times vary from 25.02 minutes, 27.10 minutes, and 28.30 minutes. It was advised that the Parma Fire District would have a faster response time to the subject property (**Staff Report Exhibit E10**). No comment was received from Canyon County's Emergency Management. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (**Staff Report Exhibit E5**). No comments were received from Black Canyon Irrigation District. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. *See the conditions of approval numbers 1a, 1b, and 1c* to manage the concern of animal waste running into the canal.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0031, a conditional use permit for a slaughterhouse with retail sales as an accessory use, subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.
    b. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.
    c. The applicant shall coordinate with the Department of Environmental Quality (DEQ) to manage on-site waste products and disposal. Evidence shall be a letter of review and approval from DEQ, provided prior to commencement of use (**Staff Report Exhibit E1**).
    d. The applicant shall meet Canyon County's GIS Department requirements prior to beginning operations (**Staff Report Exhibit E6**).
2. The applicant shall obtain a commercial building permit for the slaughterhouse prior to commencement of use.
    a. The applicant shall appropriately permit the agriculture (AG) building within **180 days of the approval of the Conditional Use Permit (Staff Report Exhibit E7**).
    b. Development on slopes 15% or greater, as shown in the USGS Map (**Staff Report Exhibit C2.14**), requires a preliminary engineered grading and drainage plan for any development (grading, road construction, and structures) to be submitted prior to building issuance in compliance with §07-17-33(1)C. Applicable regulations and standards of the stated code shall be determined by the County Engineer, and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance. A final engineered grading and drainage shall be submitted prior to the certificate of occupancy.
3. The applicant shall comply with applicable Idaho Department of Transportation (ITD) requirements prior to operations (**Staff Report Exhibit E2**).
    a. An approved approach permit shall be obtained prior to commencement of the use for the proposed access, as evidenced by the applicant providing Development Services with an approved Idaho Department of Transportation (ITD) document indicating the completion of improvements.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
    a. The applicant shall not deposit animal waste into the irrigation structures (**Exhibit E5**).
6. 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 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Staff Report Exhibits B2, B2.1, and B3**).

a. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.

b. The proposed retail sales shall stay as an accessory use to the slaughterhouse and shall not exceed 400 sq. ft in size.

c. The applicant must have no less than 10 parking spaces on-site in accordance with CCCO Section 07-13-03.

d. The hours of operation shall be Monday through Saturday, 7 am – 5 pm (**Exhibit B4**).

e. The building for operational purposes shall not exceed 6100 sq ft.

8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.

9. A dust mitigation plan shall be provided prior to commencement of use to the Development Services Department. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.

    a. The applicant shall pave the parking area (**Staff Report Exhibit B2.2**).

10. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed use. Evidence shall be a letter of review and approval from SWDH, provided prior to commencement of use (**Staff Report Exhibit E8.1**).

    a. The applicant shall obtain the required food permits prior to beginning operations unless waived (**Staff Report Exhibit E9.1**).

11. The applicant shall comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from Parma Fire District prior to commencement of use.

12. The applicant shall retain stormwater drainage onsite.

13. The applicant shall obtain water rights for the proposed use through the Idaho Department of Water Rights (IDWR) if the proposed use exceeds 2,500 gallons per day (**Staff Report Exhibit E4**).

14. The applicant shall meet all applicable U.S. Department of Agriculture (USDA) requirements for the proposed use. Evidence shall be a letter of review and approval from USDA, provided prior to commencement of use (**Staff Report Exhibit E9.2**).

15. Waste System Setbacks:

16. The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the other owner gives written consent to a shorter distance.

17. No animal waste system shall be located closer than one hundred feet (100') from a domestic or irrigation well.

18. No animal waste system shall be located closer than one hundred feet (100') from a public right of way.

19. The conditional use for the slaughterhouse shall be limited to Lucus Hansen and family. Should ownership of parcel R39357012 change from Lucus Hansen or an immediate family member, the new property owner shall provide Development Services Department with notarized consent to the slaughterhouse conditions.

DATED this 21 day of May, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 21 day of May, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit 2C:

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, May 21, 2026
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Geoff Mathews, Commissioner Anita Johnston, Commissioner
Staff Members Present:	Jay Gibbons, Director of Development Services Deb Root, Principal Planner Michelle Barron, Principal Planner Arbay Mberwa, Associate Planner Amber Lewter, Associate Planner Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Sheets read the testimony guidelines and proceeded to the first business item on the agenda.

Director of Development Services Jay Gibbons asked to switch Items 2C and 2D as the Planner for Item 2D is feeling unwell and will need to leave earlier. Voice vote, motion carried.

Item 1: Consent Agenda – Action Items

A. **Case No. CR2023-0004 – Lacy:** Approve FCOs
B. **Case No. CU2025-0014 – Billington Inspections:** Approve FCOs
C. **Case No. CR2025-0011 – Payne:** Approve FCOs
D. **Case No. CU2025-0029 – Jackson:** Approve FCOs

Chairman Sturgill abstained from voting on Item 1A as he was not present for that hearing.

Motion: Commissioner Mathews moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Item 2A:

Case No. OR2026-0001 – Highway District 4: To consider adopting the following development impact fee capital improvements plans as elements of the Canyon County 2030 Comprehensive Plan in accordance with Idaho Code § 67-8208(1):

- City of Caldwell and Highway District No. 4 "Caldwell Area Capital Improvements Plan and Traffic Impact Fee Program" dated December 12, 2024; and
- Highway District No. 4 "Mid-Star Service Area Capital Improvements Plan" and "Traffic Impact Fee Program" updates dated August 20, 2025.

Chairman Sturgill affirmed the applicant to testify.

Director of Development Services Jay Gibbons, acting as the representative, reviewed the Staff Report for the record.

Commissioner Sheets asked if the County's intent is for the hearing body to use the specific infrastructure plans, deficiencies, and similar details to evaluate applications. Director Gibbons answered with it will depend and whether the projects are impact fee eligible and they are subject to change.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Bruce Bayne – IN FAVOR – 15435 Hwy 44, Caldwell, ID 83607

Mr. Bayne explained there are 2 different areas being proposed for the impact fees – the mid-Star area which includes Middleton and Star, and the outside surrounding area of Canyon County. Each were approved in July 2022 and needs to be amended every 5 years. The City of Caldwell is a partner in a new area in Caldwell, and they have already passed impact fees. Highway District 4 wants to ensure they are able to encompass that area of the county. Mr. Bayne mentioned that expenditures for the development impact fees are to assure that new developments pay their fair share. If there are areas that have already failed prior to the impact fees, impact fees cannot be used in those areas, but the intersections and roadways that have not failed will be worked on.

Commissioner Johnston asked how it was determined whether an intersection has failed. Mr. Bayne explained their grading process and when it is determined that standards have not been met. There is a slide in the presentation that reflects all the areas they plan to do improvements on, what level of service, or letter grading, they are, and what the plan is for each area. Highway District 4 has a 20 year plan, but it is broken up into 5 year chances in which the plan needs updated.

Chairman Sturgill asked what a 3 by 5 was in regard to traffic signals. He also asked if how long someone waits at an intersection is correlated with the level of service that intersection is at. Both questions were deferred to Lenny Riccio. Chairman Sturgill asked about a potential mistype in the description of the location of Lansing Ln from SH44 and Cornell St and suggested fixing that line before this application goes to the Board.

Lenny Riccio – IN FAVOR – 15435 Hwy 44, Caldwell, ID 83607

Mr. Riccio explained that a 3 by 5 intersection is referring to a minor road approach to a busier road, such as Hwy 44, and the number of lanes there are on each road including a center turn lane. Mr. Riccio answered another question regarding level of service, explaining that in the event CIP identifies a road that requires improvement, which typically occurs at a 2-way stop controlled intersection, the level of delay could be 35 to 50 seconds which would indicate a level E service and results the intersection failing having fallen below a level D service.

Chairman Sturgill confirmed that the 50 second delay is per vehicle.

Director Gibbons added that the Highway District is currently collecting impact fees because of an appendix in the 2020 Comprehensive Plan; however, the 2030 Comprehensive Plan no longer reflects that appendix, but they are still attempting to reach agreements for the impact fees.

Chairman Sturgill asked if this will affect all cases heard in the future or only to those under the 2030 Comprehensive Plan. Director Gibbons answered it will be relevant going forward in the 2030 Plan.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2026-0001, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Sheets does not understand how impact fees cannot be used towards already failing intersections.

MOTION: Commissioner Sheets moved to **recommend approval** Case No. OR2026-0001 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2B:
Case No. RZ2025-0008 – Ludan: The applicant, Sergey Ludan, is requesting a rezone of approximately 2.92 acres from an "R-R" (Rural Residential) zone to a "R1" (Single Family Residential) zone. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968.

Chairman Sturgill affirmed the applicant to testify.

Sergey Ludan – (Applicant) IN FAVOR – 25 N Watermill Ln, Nampa, ID 83687
Mr. Ludan described his request to split his 2.92 acres. He wants to go from RR to R-1, has 2 homes and would like to be able to sell one home. He believes this is compatible with surrounding areas that have properties with less than 2 acres.

Principal Planner Deb Root reviewed the Staff Report for the record.

Commissioner Sheets asked if there was any consideration to do a conditional rezone. Planner Root stated that although she did not intake the application, she did have a conversation with the applicant to consider adding a development agreement, which he was open to if necessary.

Chairman Sturgill asked if adding the development agreement would be a new application. Planner Root explained the process for making such amendments and still bringing them forward to the Board. Chairman Sturgill expressed a concern on the conditional rezone setting a precedent. Planner Root did not believe this will set a precedent as the surrounding area has varying sizes of parcels and is in an area that is transitioning. Chairman Sturgill asked for clarification on the secondary residence. Planner Root explained that the house adjacent to E Victory Rd is the secondary residence, and clarified that the barn that was previously used as living quarters is no longer being used for that purpose.

Commissioner Johnston confirmed each parcel could have a secondary dwelling, and asked if the barn could be used as a secondary for that parcel. Planner Root said the applicant could; however, Southwest District Health indicated he cannot expand the septic system to accommodate an additional bathroom, so additional work would need to be done to acquire that possibility.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tina DeBoer – IN OPPOSITION – 5925 E Victory Rd, Nampa, ID 83687

Ms. DeBoer spoke about a prior neighborhood meeting regarding this property and the intent to develop it. All of the neighbors that showed up said no and they would fight it. She believes this is a backdoor way to increase the density in the area. Ms. DeBoer explained that the existing rural residential zone is consistent with the character of the area as the community is primarily made up of acreages, hobby farms, open spaces, livestock and lower density residential properties. She does not believe the requested rezone is more appropriate with the current zoning designation or that it is compatible with the surrounding land uses. Approving higher density zoning in this location will negatively impact the rural character of the area by increasing traffic congestion, noise pressure on the infrastructure and services that were not originally designed for the suburban style density. Ms. DeBoer described the safety concerns with the increased traffic and agrees that approval of this application will set a precedence. Ms. DeBoer is respectfully requesting denial of the rezone.

Sergey Ludan – REBUTTAL – 25 N Watermill Ln, Nampa, ID 83687

Mr. Ludan emphasized that they do not plan on developing anything. His mother lives in the secondary residence and he lives at the main house on Watermill Lane.

Chairman Sturgill asked if there was any discussion with staff about doing a conditional rezone. Mr. Ludan stated that Planner Root mentioned it but it wasn't discussed it detail. He is open to adding a condition to not building anything.

Planner Root noted that this is a residential area and it is expected to fill in at some point with further development.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2025-0008, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheet stated that there are quite a few properties in the immediate area that are larger than 1.5 acres, and approving this application will indicate a desire for higher development in the area. H believes that it will be more appropriate when the City of Nampa is closer and can provide services for that kind of development.

Commissioner Mathews and Commissioner Johnston agree with Commissioner Sheets.

Chairman Sturgill expressed his agreement, stating this rezone as presented would provide an entitlement for 2 new residential properties. Even if the current owner has no desire to add additional homes, they could sell and there is no guarantee of what could happen moving forward.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2025-0008 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria and amending criteria H regarding essential public services. To gain approval, the applicant would need to consider annexing into the City of Nampa. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2D:

Case No. CU2025-0031 – Hansen: The applicant, Lucus Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an "A" (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012.

Chairman Sturgill affirmed the applicant to testify.

Lucas Hansen – (Applicant) IN FAVOR – 32501 Hwy 95, Parma, ID 83660

Mr. Hansen is requesting to be able to build a custom butcher shop in rural Parma. He believes it is a good area and there are a lot of people in the rural country with animals that need somewhere local to be able to butcher them. Mr. Hansen stated there is a butcher shop in Ontario that is over a year out to be able to get an animal in. He is accepting all of the proposed conditions of approval.

Commissioner Mathews asked about the waiting period, and asked if Greenleaf does custom slaughtering as well. Mr. Hansen believes Greenleaf is about 8 months out, and Ontario is about a year and a half out on beef and pigs.

Commissioner Sheets asked about the layout and process of the operation. Mr. Hansen explained the process of bringing the animals in the day before they get butchered, the butchering process inside a building, and the 2 week hanging period before packaging and pick up. He also stated there will be a small retail store and it is a family run butcher shop. Commissioner Sheets mentioned the impact to surrounding areas, and asked how much volume is anticipated to come through. Mr. Hansen talked about the average of 20 beef a week in Ontario, and anticipates his business would bring in roughly half that amount. Commissioner Sheets asked about waste. Mr. Hansen stated waste is stored in provided containers and picked up twice a week or before it goes bad.

Chairman Sturgill asked about the size of trailers coming in and out of the property and if the approach is appropriate. Mr. Hansen explained that there is a wide area on the side of the road to get off on, and the view both ways is clear which won't make it unsafe to pull out. Mr. Hansen stated the trucks and trailers that come in are owned by normal homeowners that have 14-15 foot stock trailers, and the layout of the property is designed for them to be able to pull around the building so they don't have to back up. Chairman Sturgill asked for clarification on the retail aspect. Mr. Hansen stated he could only get to a maximum of 400 square feet for the retail shop. Chairman Sturgill expressed concerns with the retail shop becoming the primary part of the business, and there was discussion on the retail aspect remaining as an accessory operation. Mr. Hansen emphasized his understanding of the restrictions, especially if he ever needs to sell the property in the future, and ensured that the retail shop would be secondary to the slaughterhouse.

Commissioner Johnston asked if this will just include beef or if it will include wild game. Mr. Hansen explained that while there are no restrictions on processing wild game, he prefers to primarily process beef, pigs, and sheep as wild game takes a lot more work. He will take in wild game if business is slow, but that will not be his primary focus. Commissioner Johnston inquired on Greenleaf's process as they do not have a holding area. Mr. Hansen stated they are mobile. He further explained there are other business that will slaughter the animals on the homeowner's property and bring them to the butcher shop for processing.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Kevin Olinger – IN OPPOSITION – 2170 Hwy 95, Parma, ID 83660

Mr. Olinger expressed concerns regarding the gradual loss of rights and values as rural property owners. He stated that at the end of 2025 there were 31 CUP's, 6 of them within range of his property. Mr. Olinger believes this sets a precedence, and it has had long lasting impacts on residents that have lived in the area for many years.

Commissioner Sheets asked where this type of business would be better suited. Mr. Olinger stated the applicant has property that is zoned commercial industrial for processing in the Nampa/Caldwell area off of I-84, and it has the existing infrastructure to accommodate a slaughterhouse. Commissioner Sheets referenced Mr. Olinger's submitted letter, asking how this is a violation of the zoning laws. Mr. Olinger stated it's only okay if the change is approved. Farming has been the predominant use for the last 40+ years, and the rules have been bent by Canyon and Payette Counties. He feels it is an injustice to not have had more time to express his thoughts. Commissioner Sheets asked how he would like to be justified. Mr. Olinger stated he would've liked to complete his letter. Commissioner Sheets asked what other bullet points he had. Mr. Olinger stated that there was supposed to be a neighborhood meeting that nobody showed up to, but none of the neighbors that are in opposition received anything.

Commissioner Mathews asked it there would be opposition to a grain elevator on the subject property. Mr. Olinger stated it is not a good turnoff, and there have been 8 fatalities on his corner.

Kenneth Nelson – IN OPPOSITION – 3490 1st Lane E, Parma, ID 83660

Mr. Nelson expressed concerns about the water runoff from the facility into the canal as the canal runs through his properties. He also does not see how Mr. Hansen is financially going to be able to start and keep up on this business while also paying 3-8 employees. Mr. Nelson is not opposed to people making money, but he does not want the dust and runoff and does not see how this will financially work.

Chairman Sturgill confirmed that the concerns as presented are the impact on limited water and that the business will grow and the impact will be greater. He asked if there was any way to constrain the concerns by the conditions. Mr. Nelson stated he has studied a lot on water treatment, but has not studied Canyon County's Comp Plan and does not know what that would entail. He mentioned the pictures are misleading and the road is not safe.

Richard Hartshorn – IN OPPOSITION – 28251 Grandview Rd, Parma, ID 83660

Mr. Hartshorn stated the runoff is going to roll downhill into his yard. He is curious about how the septic system will work for a slaughterhouse, stating what was drawn up for the proposed septic system is not sufficient and asked if there was a licensed professional engineer that engineered this septic system. Mr. Hartshorn inquired about pretreatment requirements, grease interceptors, screening and filtering to remove hair and solids, and emphasized that he does not want this near his home.

Aaron Sety – IN OPPOSITION – 12742 Hereford Rd, Donnelly, ID 83615

Mr. Sety stated his family owns the 41 acres directly adjacent to the subject property. They sold the Hansen's the property their home is on and holds the note for the 11 acres that is being discussed. Mr. Sety explained they are not opposed to a slaughterhouse in Canyon County, but are opposed to it being built in an area that's zoned agriculture in that specific area. When their original parcel was split, it was with the intention of keeping the parcels large to keep a rural feel to the area. Mr. Sety believes a slaughterhouse is light industrial and should not be qualified to be in an agriculturally zoned area. He is certain the Hansen's will run this business to be profitable, which will dictate growth. Mr. Sety requested denial of the CUP in this location, and suggested turning this into a butcher shop instead, where the animals are slaughtered on site and butchered at this facility.

Lucas Hansen – REBUTTAL – 32501 Hwy 95, Parma, ID 83660

Mr. Hansen started addressing the concerns and statements mentioned during public testimony. He started by saying his family has been here for a long time as well, and you can't have the agricultural that is out there and not have anywhere to take your animals. Mr. Hansen stated he does not want to be a hobby butcher; he wants a business. How he runs his business and where the finances come from is no one else's business. Mr. Hansen addressed the concern about the roads stating that it's always unsafe on the roads, but that is why ITD has the final say. Grandview has a dairy up the road and they bring in hay, milk, cattle, feed and manure trucks constantly, and if it isn't safe at the subject property, it isn't safe there either. Mr. Hansen mentioned that SWDH has already designed a septic system for this type of business, and Darwin picks up the waste in a waste truck with an overhead dump.

Commissioner Sheets asked for clarification on the septic system. Mr. Hansen corrected his earlier statement, saying DEQ designed the septic system. Commissioner Sheets asked about the setbacks on the property. Mr. Hansen stated setbacks are the same as residential.

Commissioner Johnston asked about the concern regarding the neighborhood meeting. Mr. Hansen stated they notified everyone on the list they received from the Planner and confirmed that no one showed up.

Chairman Sturgill asked what the septic system approved by DEQ will look like. The updated diagram is in Exhibit E8.2 of the staff report. Chairman Sturgill asked about the earlier concerns earlier regarding the difference between a small scale butcher operation and a large industrial scale butcher operation. Mr. Hansen explained the size of his building and cooler will restrain him. His cooler can only store so many animals. If he plans on expanding, he will need to come back and get another CUP. Chairman Sturgill asked what the maximum size or scall would be appropriate for the area. Mr. Hanson believes the size he is proposing is appropriate for his family and what he wants to do for his business. He is going to do business to the capacity that his butcher shop and cooler allows, while also providing efficient services to customers.

Commissioner Mathews asked if Mr. Hansen would ever consider mobile butchering. Mr. Hansen answered absolutely.

Mr. Hansen wanted to add that the impact of runoff of a bunch of cattle or pigs on the property would be worse than the butcher shop.

Chairman Sturgill asked if Mr. Hansen's residence is on the property. Mr. Hansen stated it is adjacent 2 properties, but butts right up to the subject property.

Planner Lewter added that a condition 7e could be added restricting the applicant to a maximum of 20 head to slaughter a week, which is consistent with other slaughterhouses.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0031, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets believes the proposed conditions will mitigate any of the presented concerns. 16 conditions take a lot of coordination through agencies that are experts with these types of projects.

Commissioner Johnston agrees with Commissioner Sheets and suggested adding a condition regarding size restrictions. She also mentioned that there is an alternate condition 16, and confirmed her preference is to use the alternate condition to have the slaughterhouse business remain should ownership change.

Commissioner Mathews believes any potential expansion is going to take care of itself especially if the applicant is willing to consider mobile butchering. He does not think anything needs to be done to limit the scale.

Chairman Sturgill has 2 concerns based on what was heard during testimony. His first concern regarding water and septic were addressed based on the exhibit from DEQ, but he remains concerned regarding the scale of the business. A smaller scale would be an appropriate first step, but the applicant could return requesting an amendment for a larger scale, and the impact to the area would need to be reconsidered for that amendment.

Commissioner Sheets asked if condition 7 regarding general conformance with the site plan would help address the scale concerns. Chairman Sturgill stated putting a square footage on it would put a cap on it, which doesn't mean it can't be larger, but it gives the opportunity for discussion. After further discussion, Chairman Sturgill suggested limiting the operations building for the slaughter to be no more than 6,100 square feet.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0031, utilizing the alternate condition 16, and adding conditions 7e to limit the building size to 6,100 square feet and 5a regarding animal waste in irrigation structures. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:
Case No. CU2025-0015 – Liudahl for Symms Fruit Ranch: The applicant, Chris Liudahl, is requesting a conditional use permit for a special events facility for a weekend bazaar (flea market) for up to 328 vendors and 12 food truck spots, open to the public Saturdays and Sundays 11 a.m. to 7/8 p.m. with approximately 928 parking spaces on approximately 17 acres of the 35.49 acres on parcel R33566 in the "A" (Agricultural) zone. The subject property is located at 20051 Lowell Road, Caldwell, Idaho, 83607, also referenced as Parcel R33566.

Commissioner Mathews declared he lives up the hill from this parcel and drive by it almost daily. Chairman Sturgill asked if this would influence his decision, to which Commissioner Mathews answered no.

Chairman Sturgill affirmed the applicant to testify.

Chris Liudahl – (Applicant) IN FAVOR – 20376 Apricot Ln, Caldwell, ID 83607
Mr. Liudahl explained he's been to flea markets in Washington and California that are massive, but he will be intentionally limited in size based on the property's capacity. The proposed flea market is intended to provide a safe, family-friendly weekend activity while also supporting local vendors. Mr. Liudahl stated the parking and market size are planned to accommodate expected attendance. A traffic impact study indicated Sunny Slope Rd is designed to handle significantly more traffic than the market would generate. Mr. Liudahl described the operating hours of Saturday and Sunday, 11:00 am to 7:00 or 8:00 p.m., weather permitting. The vendors would sign up on Fridays. A neighborhood meeting was held regarding this request; however, no one attended. Mr. Liudahl emphasized that this location has minimal impact on nearby residences and visitors would be coming from all directions, further limiting the impact on surrounding roads. This market would help keep shoppers in Idaho while providing a venue for local businesses and entrepreneurs.

Chairman Sturgill asked if the traffic impact study that was conducted the day before Easter would accurately represent the expected traffic during the summer. Mr. Liudahl stated it depends on everyone's destination during spring break. Currently, not a lot of people are traveling due to the high gas prices, and the 5 lanes on Sunny Slope helps minimize impacts with larger amounts of traffic. Chairman Sturgill asked about the average site traffic estimate and asked if it was an accurate reflection of the expected customers. Mr. Liudahl explained that he is expecting to start from the bottom and work his way up, and understands it may take a couple of years to get to full capacity.

Commissioner Sheets asked about the concept of a Norwegian bazaar. Mr. Liudahl explained it is an LLC and bazaar sounded better than flea market. He confirmed there is no Norwegian cultural connection.

Commissioner Mathews asked about the proximity of the site compared to the greenhouse on site. Mr. Liudahl explained it will be on the bare lot on the west side of the property, and the intended traffic pattern will reflect a separate entrance and exit. Commissioner Mathews asked for further clarification on traffic flow and if it will be coming in from Lowell Rd. Mr. Liudahl confirmed and explained there is no other entrance and that is where the apron and culvert were put in.

Commissioner Sheets inquired on the hours of operation and asked if it is year round. Mr. Liudahl specified it would be during the summer. It was determined the market would run approximately from April to October.

Chairman Sturgill asked to view exhibit F15 of the staff report, and asked if the picture provided would resemble the desired look for the market. Mr. Liudahl stated the canopies would be more sporadic, and most of it would be hidden from view from the greenhouses and buildings along Sunny Slope Rd. The site will also be set back 150 yards to the gate from Lowell Rd, and the view from Lowell Rd will primarily consist of the parked cars. Chairman Sturgill asked Mr. Liudahl to review the site plan and proximity to existing buildings and roads.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification on the temporary use in the zoning matrix and how this use fits those standards. Planner Mberwa described that the definition in Canyon County code states a temporary use is a land use intended to last of continue for a limited time. The proposed flea market is proposed to only operate during the weekends and is seasonal.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Laura Schroeder – IN OPPOSITION – 20565 Lowell Rd, Caldwell, ID 83607

Ms. Shroeder described the Sunny Slope area as special and unique with the longstanding commitment to agriculture and agritourism, and was confident Canyon County shared that commitment to protecting the scenic byway and preserving the agricultural character of the area. Ms. Shroeder explained the negative impact this proposal will have, including impacts from trash/debris, portable toilets, and the increase in traffic. This type of a request does not belong in Sunny Slope and does not align with the agricultural and tourism vision that has made the area one of Idaho's most treasured destinations. Ms. Shroeder respectfully asks that the vision and comprehensive plan that has been invested in for decades is protected by denying this request.

Commissioner Mathews asked if Ms. Shroeder lives on Lowell Rd and how often she has to wait to turn left onto Sunny Slope. Ms. Shroeder said she is one of the closest residences to the subject property, and it is very often that she has to wait. It has often been difficult to turn right onto Lowell Rd due to the nature of the road.

Commissioner Johnston asked if there is a scale for a vendor show that would feel appropriate for this area. Ms. Shroeder does not believe it fits within the agricultural and agritourism definitions at all. Commissioner Johnston confirmed it would be different than the greenhouse and everything else that is already there. Ms. Shroeder added that the local restaurant, the Orchard House, will sometimes hold a holiday bazaar inside of the building, but there are no tents outside.

Wayne Rundall – IN OPPOSITION – 20790 Lowell Rd, Caldwell, ID 83607

Mr. Rundall explained that there is a residence west of the subject property that has already experienced ongoing problems with visitors, including illegal dumping of tires and trash, alcohol consumption, trespassing on private property, public urination, the discharge of firearms, and playing loud music while stopped along the narrow rural roads. This is expected to be exacerbated with this kind of a request, and should be considered and mitigated if possible. If the request is approved, Mr. Rundall requests additional conditions be imposed to reduce impacts on neighboring properties and rural roads, such as limiting operating periods, prohibiting left turns onto Lowell Rd leaving the market and restricting traffic on Sunny Slope Rd.

Chairman Sturgill asked if there is a structure in mind that would help prohibit left turns as it has been common for signs, curbs, etc. to be ignored for those situations. Mr. Rundall suggested police guidance or someone guiding traffic that can manage the crowds.

Judy Leathers – IN OPPOSITION – 20520 Grape Ln, Caldwell, ID 83607

Ms. Leathers asked about the 600 foot notification and why it couldn't be changed to a mile to have a further reach on residents these types of requests could affect. She explained she chose to live in this area to enjoy the peace and quiet outside of the city. Ms. Leathers stated a flea market should be at the fairgrounds as the parking, restrooms, and safety resources are already available there. She does not believe a retail location is appropriate for the Sunny Slope area and does not understand why special events are listed as options. Ms. Leathers stated she talked to Golden Gate Highway District and was unable to obtain a final traffic report, so this meeting is a little presumptuous. With the current request of 928 vehicles, that could add to thousands of vehicles traveling through that area. Ms. Leathers described the definition of neighbor as being respectful, helpful, communicative and considerate, and believes the only good things that has come out of the multiple hearings is meeting new neighbors.

Chairman Sturgill asked Ms. Leathers how she feels about the growth and related traffic that has already occurred. Ms. Leathers believes it has been too fast and too much farmland is being given up. Chairman asked if there is any benefit to having these friendly guests visit that part of the County, to which Ms. Leathers answered she does not.

Chris Liudahl – (Applicant) REBUTTAL – 20376 Apricot Ln, Caldwell, ID 83607

Mr. Liudahl explained that there used to be a feedlot or storage facility west of the subject property on Lowell Rd that always had semis and other related agricultural vehicles. He stated he has been in the area for 25 years and knows the area well. There is a wine tasting venue and a newer facility nearby that have fields where they host events. Mr. Liudahl is wanted to provide a family friendly event in the area aside from just wine tasting venues. He is willing to downscale some and move the portable bathrooms, and emphasized that the canopies will not be taller than the current warehouse. Mr. Liudahl explained this could be a place of employment and provides opportunities for his family to be involved.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0015, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Mathews agrees with staff that this request is not consistent with the comprehensive plan. He also expressed safety concerns about left turns onto Lowell Rd.

Commissioner Johnston agreed that most people will want to turn left to head back into town. She is also worried about the trash, especially with the wind.

Chairman Sturgill shares staff's assessment on criteria 3 and 4 regarding consistency with the comprehensive plan and negatively changing the character of the area. He explained that he found the traffic impact study to be non-credible as it did not accurately depict the overall impact of the additional traffic and does not align with the parking spaces proposed with the application.

MOTION: Commissioner Sheets moved to **deny** Case No. CU2025-0015, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
Director Gibbons reminded the Commission that there are no cases scheduled for July 3, 2026. There was discussion on budgeting season and potential updates to the comprehensive plan. There was also discussion on how the hearings are going and BOCC's efforts to finalize their cases quickly as well.

4. ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 10:15 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of July, 2026

Brian Sheets, Acting Chairman

ATTEST
Caitlin Ross
Caitlin Ross, Hearing Specialist

Exhibit 2D:

Archived: Tuesday, July 21, 2026 12:29:44 PM
From: Lucy Ostyn
Sent: Monday, June 29, 2026 3:05:58 PM
To: Amber Lewter
Subject: FW: Agency Notice CU2025-0031-APL / Olinger
Importance: Normal
Sensitivity: None

Amber,
Please see below for an update to our initial comment.

Thank you,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Sent: Monday, June 29, 2026 11:27 AM
To: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>
Subject: RE: Agency Notice CU2025-0031-APL / Olinger

Possible setback issue for the front

From: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>
Sent: Monday, June 29, 2026 10:50 AM
To: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: FW: Agency Notice CU2025-0031-APL / Olinger

This is the appeal for the slaughterhouse we discussed last week. It states we can reply updated comments if necessary. Was there anything else you needed me to comment outside of what I submitted back in April? See below.

Amber,

Hopefully it isn't too late for this comment! The AG building on site (ZCA2024-0040) expired and received no inspections.

If they plan on using this structure for the slaughterhouse: a commercial change of occupancy will be required for the structure.
If they plan on building new: the AG building should be rectified and a new commercial building permit should be pulled for the new structure.

Thank you,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 9:00 AM
To: 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com' <ParmaRuralFire@gmail.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@ForgedFiber37.com' <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>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Kendra.Conder@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>; 'roger@amgidaho.com' <roger@amgidaho.com>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.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' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'shawn.cafferty@usda.gov' <shawn.cafferty@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0031-APL / Olinger

Exhibit 3:

Planning and Zoning Commission
Hearing Date: May 21, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CU2025-0031**

APPLICANT/PROPERTY OWNER: **Lucus Hansen**

APPLICATION: **Conditional Use Permit – Slaughterhouse**

LOCATION: **0 Hwy 95, Parma**
R39357012

PLANNER: **Amber Lewter, Associate Planner**

STAFF RECOMMENDATION: **Approval**

REQUEST:
The applicant, Lucas Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in the "A" (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales of the processed meat as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and the retail sales are Monday – Saturday, 7 am to 5 pm.

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

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

BACKGROUND:
Parcel R39357012 was created by an approved land division and building permit transfer on June 18, 2020 (AD2019-0166).

There appears to be an agriculture (AG) building on site that has expired and has received no inspections. If the applicant plans to use the structure for the slaughterhouse, a commercial change of occupancy will be required, otherwise the structure will need to be permitted as an agriculture (AG) building (**Exhibit E7**). *See condition number 2a.*

The subject parcel contains slopes over 15% per the USGS Slope Map (**Exhibit C2.14**). Development on slopes 15% or greater requires an engineered drainage and grading plan per CCCO §07-17-33(1)C. *See condition number 2b.*

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use for a slaughterhouse is permitted in the zone by a conditional use permit, pursuant to CCCO §07-10-27. The applicant submitted a conditional use permit for a slaughterhouse on November 10, 2025. *See **Exhibit A** for the application and submitted materials.* • CCCO §07-02-03 defines a slaughterhouse as "*A facility where animals are killed and may be processed into meat products.*" See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The property owner, Lucus Hansen, requests a conditional use permit to establish a slaughterhouse on an approximately 11.30-acre parcel in the "A" (Agricultural) zone, designated as parcel R39357012. • Use: The nature of the request consists of using the subject property to conduct the applicant's slaughterhouse business. The applicant anticipates slaughtering approximately 10 animals per week; the animals will be mostly beef and pigs. The proposed building is 60 feet by 100 feet. Located behind the proposed building is a pasture and a holding pen. The facility will include a restroom, a breakroom, and a retail store selling the processed meat as an accessory to the slaughterhouse (**Exhibits B2, B2.1, B2.2, and B3**). • Number of Employees: The applicant is proposing to have a maximum of eight (8) employees. (**Exhibit B4**). • Hours of Operation: The hours of operation proposed are Monday through Saturday from 7 am to 5 pm (**Exhibit B4**). • Parking: According to email correspondence and the land use matrix, the applicant is proposing five to six (5 to 6) paved parking spaces and a loading and unloading area in front of the building (**Exhibits B2.2 and B4**). Staff is recommending a condition of approval to have no less than 10 parking spaces to accommodate employees and customers in accordance with CCCO Section 07-13-03. *See the conditions of approval numbers 7 and 9a.* • Restrooms: The applicant is proposing to have one (1) restroom on-site for customers and employees (**Exhibit B2.2**). *See condition number 10.* • Waste Disposal: The applicant will contract with the business "Darling", which provides a container for the meat by-products (including bones). "Darling" will pick up the animal by-product twice a week to use for animal food and other products (**Exhibits B2.1, B2.2, and B2.3**). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**Exhibit B2.3**).	

	The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (**Exhibit E8.3**). • Traffic: The applicant anticipates approximately 20 customer vehicles a week (**Exhibit B2.2**). • Retail: The proposal includes a retail space of approximately 100 sq ft to sell meat from the slaughter (**Exhibit B2.2**). As conditioned, the retail space shall not expand greater than 400 sq ft. *See condition number 7b.* Staff spoke to the Food Department within Southwest District Health on April 28, 2026. The applicant is required to submit a Plan Review Application. The results from the Plan Review Application will determine the regulation requirements through Southwest District Health and the U.S. Department of Agriculture. Southwest District Health provided additional resources on April 29, 2026 (**Exhibit E9**). Idaho's Licensing Guidance Table for Food Processing and Storage states that the Health District will license and inspect for the first year of operation, with some exceptions. After the first year of operation, the facility may be referred to the FDA for jurisdiction. It also specifies that custom meat processing is the USDA's jurisdiction, except for any retail sales, which are licensed by the health department. USDA inspection does not extend to retail sales of meat (**Exhibit E9.1**). The USDA Information explained the jurisdiction and exceptions in regard to a slaughterhouse (**Exhibit E9.2**). The applicant will be required to obtain the required food permits and meet all applicable requirements of the U.S. Department of Agriculture (USDA) prior to beginning operations. *See condition numbers 10a and 14.*
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel and the surrounding area as "Agriculture" with an "Intensive Agriculture Overlay" (**Exhibit C2.5**). A slaughterhouse would be compatible with the uses outlined in the description for what the intensive agriculture overlay is intended to protect. • 2030 Canyon County Comprehensive Plan describes the intensive agriculture overlay as "*This overlay is applied to protect working lands and operations. These areas may have higher quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety.*" Approximately 2.50 miles west of the subject property, there is a future land use designation of "Commercial" (**Exhibit C2.15**). Payette County is east of the subject property on the other side of Hwy 95. Payette County's Future Land Use designates this area primarily for "Agricultural Preservation" with some "Industrial" and "Agriculture Mixed" (**Exhibit C3**). As conditioned, the proposed use is aligned with the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goals: ○ G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."*	

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

Canyon County values the applicants' and surrounding property owners' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the proposed conditions on page 9.*

- Economic Development Goals and Policies:
  - G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*
  - P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."*
  - G3.04.00: *"Increase agricultural-based and supportive businesses."*
  - G3.05.00: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."*

Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the proposed conditions on page 9.*

- Land Use Goals and Policies:
  - P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."*
  - *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
  - P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."*
  - *G4.05.00: "Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy."*

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the proposed conditions on page 9.*

- Agriculture Goals and Policies:
  - G12.01.00: *"Protect agricultural lands for long-term agricultural production from encroachment of incompatible uses."*
  - *P12.01.04: "Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place."*
  - *G12.02.00: "Support farmers and enhance local farmland."*

Canyon County supports preserving agricultural lands, farming activities, and farming-related businesses as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the proposed conditions on page 9.*

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

Analysis

As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses within a one-mile radius indicate that the land use in the area primarily is agricultural (**Exhibits C2.5, C2.7, C2.8, and C4**). Although there are some residential properties in the area, the majority have agricultural operations. There are agricultural operations adjacent to the subject property on all sides. A slaughterhouse is allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Operation	"A"	
S	Agricultural Operation	"A"	"M1", "C2", "RR", and "R1"
E	Payette County	Agriculture	Industrial
W	Agricultural Operation and Applicant's Primary Residence	"A"	"RR"

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases:
There have been four (4) platted subdivisions approved (**Exhibit C2.7**) in a 1-mile radius from the subject property. All the subdivisions were platted in the early 1900's. There are no other approved developments in the area.

Character of the Area:
The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. Within 1,000 feet of the subject property, there are 18 properties within Canyon County and Payette County, all located on agriculturally zoned parcels.

Within a 2-mile radius of the subject property, there are two (2) feedlots and one (1) dairy (**Exhibit C2.8**).

The soil classification on the subject property is primarily classified as moderately suited soil (class 4) and least suited soil (class 6) (**Exhibit C2.10**). The proposal utilizes an agriculturally zoned property that doesn't have the best-suited soils to support livestock production.

Potential Impacts:
The slaughterhouse may impact the surrounding area due to the increase in waste, dust, traffic, odor/smell, and lighting related to the use. Staff has proposed conditions to aid in mitigating these potential effects.

The increase in waste has the potential to impact the surrounding area. The applicant is proposing to contract with a company that will pick up the animal byproduct twice a week to use for animal feed (**Exhibits B2.1 and B2.2**). The applicant must meet the waste disposal requirements of the Department of Environmental Quality (DEQ). *See the conditions of approval numbers 1a, 1b, and 1c.*

The proposed use may increase the dust levels in the immediate vicinity. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To

	mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. The applicant must also pave the parking spaces. *See the conditions of approval numbers 9 and 9a.* The proposed use may cause an odor in the immediate vicinity. Canyon County doesn't have any specific code or regulations regarding odors/smells. However, Canyon County's CAFO regulations has further setbacks for animal waste systems if near a residence (CCCO §08-01-12(1)C). Although the request is not for a CAFO, staff is recommending the same setback requirements to mitigate the odor/smell, "The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the owner gives written consent to a shorter distance." It appears that the applicant is already meeting this setback requirement with no existing residence located within 500 feet of the proposed use. *See condition number 15.* As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. *See the condition of approval number 4.* See CCCO §07-07-05(7) for potential traffic impact analysis.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The property appears to have adequate water via an individual well. There are no additional wells proposed to serve the proposed slaughterhouse (**Exhibit B4**). Idaho Department of Water Rights (IDWR) commented on April 7, 2026, stating that the proposed use would be able to be supplied by the existing domestic well as long as water does not exceed 2,500 gallons per day. If the use exceeds the maximum amount allowed, the applicant will need to obtain a commercial water right. The area is open for new water rights, and after conducting a preliminary check, Idaho Department of Water Rights (IDWR) does not see any areas of concern (**Exhibit E4**). The existing water uses are anticipated to provide adequate water for the proposed use. *See the condition of approval number 13.* **Sewer:** The applicant is proposing to have one restroom on-site for customer and employee use (**Exhibit B2.2**). Comment from Southwest District Health on April 22, 2026, advised that a preliminary subsurface sewage disposal permit has been issued and is consistent with the total wastewater design flow specified in the approved letter of intended use (**Exhibit E8**). The pre-development notes specified that the letter of intended use was submitted and approved by Southwest District Health and Idaho Department of Environmental Quality (DEQ). It was also identified that the originally proposed drain field location encroaches into an area subject to vehicle traffic, which may result in soil compaction and compromised system performance. New test holes will be required in an alternate location to evaluate site suitability for a revised drain field area that avoids vehicle traffic impacts (**Exhibit E8.1**). The approved preliminary septic permit can be seen in **Exhibit E8.2**. *See the condition of approval number 10.* Pre-Development Notes from Southwest District Health advises that the proposed drain field area must maintain a minimum setback of at least 50 feet from the canal (**Exhibit E8.1**). **Waste Disposal:**	

	The applicant will contract with the business "Darling", which provides a container for the meat by-products (including bones). "Darling" will pick up the animal by-product twice a week to use for animal food and other products (**Exhibits B2.1, B2.2, and B2.3**). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**Exhibit B2.3**). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (**Exhibit E8.3**). **Irrigation:** Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (**Exhibit E5**). No comments were received from Black Canyon Irrigation District. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. *See the conditions of approval numbers 1a, 1b, and 1c* to manage the concern of animal waste running into the canal. **Stormwater drainage facilities:** As conditioned, stormwater will be retained onsite. *See the condition of approval number 12.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 14, 2025, and April 16, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property will have legal access at the time of the development. Access to the facility is proposed to utilize Hwy 95 (**Exhibit B7**). The subject property has an old farm field approach. The approach will not meet the current standards of Idaho Transportation Department. Therefore, a new access point will be required (**Exhibit E2.2**). According to a comment letter received from the Idaho Transportation Department, an approach permit application is required and access is required to be constructed to meet the current specs of a commercial two-way approach (**Exhibit E2**). *See condition number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by Idaho Department of Transportation (ITD). It is anticipated that there will be a maximum of eight (8) employees and approximately 20 vehicles a week (**Exhibits B2.2 and B4**). The subject property takes access from Hwy 95, which is serviced by the Idaho Transportation Department (ITD). ITD's comment received on April 6, 2026, states that the proposal is for a relatively small operation and does not expect to have any traffic concerns related to the proposal. ITD's trip generation estimates approximately 16 vehicles during AM peak hours and 13 vehicles during PM peak hours (**Exhibit E2.1**). *See condition number 3.* Based on the traffic information from ITD, the proposed use is not anticipated to cause any undue impact to the existing or future traffic patterns.	

Criteria Met?	8	Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
Yes		
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R39357012 is serviced by the Parma School District. It is not anticipated that any impact or accommodations will be needed for the proposed use. Agency comments were sent out on November 14, 2025, and April 16, 2026. No comments were received by the school district. **Police and Fire Protection:** Parcel R39357012 is under the jurisdiction of the Parma Fire District. Parma Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. *See condition number 11.* Agency notice was sent on November 14, 2025, and April 16, 2026. Parma Fire District provided comment on May 4, 2026, advising that the response time to the subject property is approximately 5 minutes (**Exhibit E11**). No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on November 14, 2025, and April 16, 2026. Canyon County Paramedics/EMT provided their response times to the subject property on May 1, 2026. The response times vary from 25.02 minutes, 27.10 minutes, and 28.30 minutes. It was advised that the Parma Fire District would have a faster response time to the subject property (**Exhibit E10**). No comment was received from Canyon County's Emergency Management. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (**Exhibit E5**). No comments were received from Black Canyon Irrigation District. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. *See the conditions of approval numbers 1a, 1b, and 1c* to manage the concern of animal waste running into the canal.	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on November 14, 2025, and April 16, 2026. Property owners in Canyon County within 1,000 feet of the subject property boundaries were notified on April 16, 2026. Property owners in Payette County within 1,000 feet of the subject property boundaries were notified on April 28, 2026. A newspaper notice was published on April 21, 2026. The subject property was posted with a notice on April 22, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

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

PUBLIC COMMENTS
Staff received five (5) total written public comments and one (1) petition with five (5) signatures by the materials deadline of May 11, 2026. Generally, of the comments received, one (1) was in favor, zero (0) were neutral, and four (4) plus the petition were opposed. All public comments received by the aforementioned materials deadline are located in Exhibit F.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is compliant with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

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. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.
    b. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.
    c. The applicant shall coordinate with the Department of Environmental Quality (DEQ) to manage on-site waste products and disposal. Evidence shall be a letter of review and approval from DEQ, provided prior to commencement of use (**Exhibit E1**).
    d. The applicant shall meet Canyon County's GIS Department requirements prior to beginning operations (**Exhibit E6**).
2. The applicant shall obtain a commercial building permit for the slaughterhouse prior to commencement of use.
    a. The applicant shall appropriately permit the agriculture (AG) building within **180 days of the approval of the Conditional Use Permit** (**Exhibit E7**).
    b. Development on slopes 15% or greater, as shown in the USGS Map (**Exhibit C2.14**), requires a preliminary engineered grading and drainage plan for any development (grading, road construction, and structures) to be submitted prior to building issuance in compliance with §07-17-33(1)C. Applicable regulations and standards of the stated code shall be determined by the County Engineer, and the plan shall be reviewed and approved by the County Engineer. Any review fees

shall be paid by the applicant prior to building permit issuance. A final engineered grading and drainage shall be submitted prior to the certificate of occupancy.

3. The applicant shall comply with applicable Idaho Department of Transportation (ITD) requirements prior to operations (**Exhibit E2**).
    a. An approved approach permit shall be obtained prior to commencement of the use for the proposed access, as evidenced by the applicant providing Development Services with an approved Idaho Department of Transportation (ITD) document indicating the completion of improvements.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
6. 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 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits B2, B2.1, and B3**).
    a. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
    b. The proposed retail sales shall stay as an accessory use to the slaughterhouse and shall not exceed 400 sq. ft in size.
    c. The applicant must have no less than 10 parking spaces on-site in accordance with CCCO Section 07-13-03.
    d. The hours of operation shall be Monday through Saturday, 7 am – 5 pm (**Exhibit B4**).
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
9. A dust mitigation plan shall be provided prior to commencement of use to the Development Services Department. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
    a. The applicant shall pave the parking area (**Exhibit B2.2**).
10. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed use. Evidence shall be a letter of review and approval from SWDH, provided prior to commencement of use (**Exhibit E8.1**).
    a. The applicant shall obtain the required food permits prior to beginning operations unless waived (**Exhibit E9.1**).

11. The applicant shall comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from Parma Fire District prior to commencement of use.
12. The applicant shall retain stormwater drainage onsite.
13. The applicant shall obtain commercial water rights for the proposed use through the Idaho Department of Water Rights (IDWR) if the proposed use exceeds 2,500 gallons per day (**Exhibit E4**).
14. The applicant shall meet all applicable U.S. Department of Agriculture (USDA) requirements for the proposed use. Evidence shall be a letter of review and approval from USDA, provided prior to commencement of use (**Exhibit E9.2**).
15. Waste System Setbacks:
    a. The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the other owner gives written consent to a shorter distance.
    b. No animal waste system shall be located closer than one hundred feet (100') from a domestic or irrigation well.
    c. No animal waste system shall be located closer than one hundred feet (100') from a public right of way.
16. The conditional use for the slaughterhouse shall be limited to Lucus Hansen and family. Should ownership of parcel R39357012 change from Lucus Hansen or an immediate family member, the conditional use permit for a slaughterhouse shall terminate.

ALTERNATE CONDITION:

16. The conditional use for the slaughterhouse shall be limited to Lucus Hansen and family. Should ownership of parcel R39357012 change from Lucus Hansen or an immediate family member, the new property owner shall provide Development Services Department with notarized consent to the slaughterhouse conditions.

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to approve CU2025-0031, Hansen, finding the application **does** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CU2025-0031, Hansen, finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CU2025-0031, Hansen to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
    1. Master Application
    2. Letter of Intent
        2.1. Email Correspondence; February 4, 2026
        2.2. Email Correspondence; April 6, 2026
        2.3. Phone Conversation; April 29, 2026
    3. Site Plan
    4. Land Use Worksheet
    5. Neighborhood Meeting
    6. Agency Acknowledgement
    7. Access Location
    8. Preliminary Site Plan; Received: May 11, 2026
C. Supplemental Documents
    1. Parcel Information Report
    2. Case Maps/Reports
        2.1. Aerial
        2.2. Small Air Photo 1 Mile
        2.3. FEMA Small Air Photo
        2.4. Small Vicinity Map
        2.5. Zoning & Classification Map
        2.6. Case Map & Summary
        2.7. Subdivision Map & Report
        2.8. Dairy, Feedlot, & Gravel Pit Map
        2.9. Lot Classification Map
        2.10. Soil & Prime Farmland Maps & Report
        2.11. Contour Map
        2.12. Nitrate Priority & Wells Map
        2.13. TAZ Household & Job Maps
        2.14. Slope Percent Map
        2.15. Future Land Use Map
        2.16. Notification Map
        2.17. Payette Notification Map
    3. Payette County Future Land Use Map
    4. Payette County Current Zoning Map
D. Site Visit Photos: March 25, 2026
E. Agency Comments Received by: May 11, 2026
    1. DEQ; Received: December 1, 2025
    2. ITD – Access; Received: December 4, 2025
        2.1. ITD – Traffic; Received: April 7, 2026
        2.2. ITD – New Access; Received: April 28, 2026
    3. Idaho State Department of Agriculture; Received: April 7, 2026
    4. Idaho Department of Water Rights; Received: April 7, 2026
    5. Farmers Cooperative Ditch Company; Received: April 8, 2026
    6. CC GIS Department; Received: April 16, 2026
    7. CC Building Department; Received: April 21, 2026
    8. Southwest District Health – Septic; Received: April 22, 2026
        8.1. Pre-Development Notes
        8.2. Preliminary Septic Permit
        8.3. Blood Waste; Received: April 29, 2026

9. Southwest District Health – Food; Received: April 29, 2026
    9.1. Idaho's Licensing Guidance Table – Food Processing & Storage
    9.2. USDA Information – Jurisdiction and Exemptions
10. CC Paramedics/EMT; Received: May 1, 2026
11. Parma Fire District, Received: May 4, 2026

F. Public Comments Received by: May 11, 2026

1. Growing Together – In Favor; Received: April 27, 2026
2. Mike & Charlie Sety – In Opposition; Received: May 8, 2026
3. Jennifer McClain – In Opposition; Received: May 11, 2026
4. Richard & Sheila Hartshorn – In Opposition; Received: May 11, 2026
5. Kevin Olinger – In Opposition; Received: May 11, 2026
6. Petition w/ 5 Signatures – In Opposition; Received: May 11, 2026

Exhibit 3A:

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 21, 2026

In the matter of the application of:
Hansen – CU2025-0031

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0031: The applicant, Lucus Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an "A" (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012, a portion of the NE quarter of Section 20, T6N, R5W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0031.
      1. All exhibits are located in the case staff report dated May 21, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

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

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

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

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

districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.

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

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

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

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

The application, CU2025-0031, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use for a slaughterhouse is permitted in the zone by a conditional use permit, pursuant to CCCO §07-10-27. The applicant submitted a conditional use permit for a slaughterhouse on November 10, 2025. *See* ***Staff Report Exhibit A*** *for the application and submitted materials.* • CCCO §07-02-03 defines a slaughterhouse as *"A facility where animals are killed and may be processed into meat products.*" See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The property owner, Lucus Hansen, requests a conditional use permit to establish a slaughterhouse on an approximately 11.30-acre parcel in the "A" (Agricultural) zone, designated as parcel R39357012. • Use: The nature of the request consists of using the subject property to conduct the applicant's slaughterhouse business. The applicant anticipates slaughtering approximately 10 animals per week; the animals will be mostly beef and pigs. The proposed building is 60 feet by 100 feet. Located behind the proposed building is a pasture and a holding pen. The facility will include a restroom, a breakroom, and a retail store selling the processed meat as an accessory to the slaughterhouse (**Staff Report Exhibits B2, B2.1, B2.2, and B3**). • Number of Employees: The applicant is proposing to have a maximum of eight (8) employees. (**Staff Report Exhibit B4**).	

	• Hours of Operation: The hours of operation proposed are Monday through Saturday from 7 am to 5 pm (**Staff Report Exhibit B4**). • Parking: According to email correspondence and the land use matrix, the applicant is proposing five to six (5 to 6) paved parking spaces and a loading and unloading area in front of the building (**Staff Report Exhibits B2.2 and B4**). Staff is recommending a condition of approval to have no less than 10 parking spaces to accommodate employees and customers in accordance with CCCO Section 07-13-03. *See the conditions of approval numbers 7 and 9a.* • Restrooms: The applicant is proposing to have one (1) restroom on-site for customers and employees (**Staff Report Exhibit B2.2**). *See condition number 10.* • Waste Disposal: The applicant will contract with the business "Darling", which provides a container for the meat by-products (including bones). "Darling" will pick up the animal by-product twice a week to use for animal food and other products (**Staff Report Exhibits B2.1, B2.2, and B2.3**). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**Staff Report Exhibit B2.3**). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (**Staff Report Exhibit E8.3**). • Traffic: The applicant anticipates approximately 20 customer vehicles a week (**Staff Report Exhibit B2.2**). • Retail: The proposal includes a retail space of approximately 100 sq ft to sell meat from the slaughter (**Staff Report Exhibit B2.2**). As conditioned, the retail space shall not expand greater than 400 sq ft. *See condition number 7b.* Staff spoke to the Food Department within Southwest District Health on April 28, 2026. The applicant is required to submit a Plan Review Application. The results from the Plan Review Application will determine the regulation requirements through Southwest District Health and the U.S. Department of Agriculture. Southwest District Health provided additional resources on April 29, 2026 (**Staff Report Exhibit E9**). Idaho's Licensing Guidance Table for Food Processing and Storage states that the Health District will license and inspect for the first year of operation, with some exceptions. After the first year of operation, the facility may be referred to the FDA for jurisdiction. It also specifies that custom meat processing is the USDA's jurisdiction, except for any retail sales, which are licensed by the health department. USDA inspection does not extend to retail sales of meat (**Staff Report Exhibit E9.1**). The USDA Information explained the jurisdiction and exceptions in regard to a slaughterhouse (**Staff Report Exhibit E9.2**). The applicant will be required to obtain the required food permits and meet all applicable requirements of the U.S. Department of Agriculture (USDA) prior to beginning operations. *See condition numbers 10a and 14.*
Criteria Met? **Yes**	**3** **Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel and the surrounding area as "Agriculture" with an "Intensive Agriculture Overlay" (**Staff Report Exhibit C2.5**). A slaughterhouse would be compatible with the uses outlined in the description for what the intensive agriculture overlay is intended to protect. • *2030 Canyon County Comprehensive Plan describes the intensive agriculture overlay as "This overlay is applied to protect working lands and operations. These areas may have higher quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-*

based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety."

Approximately 2.50 miles west of the subject property, there is a future land use designation of "Commercial" (**Staff Report Exhibit C2.15**).

Payette County is east of the subject property on the other side of Hwy 95. Payette County's Future Land Use designates this area primarily for "Agricultural Preservation" with some "Industrial" and "Agriculture Mixed" (**Staff Report Exhibit C3**).

As conditioned, the proposed use is aligned with the following goals and policies of the 2030 Comprehensive Plan:

- Property Rights Goals:
  - G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."*
  - G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."*

  Canyon County values the applicants' and surrounding property owners' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions of approval.*

- Economic Development Goals and Policies:
  - G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*
  - P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."*
  - G3.04.00: *"Increase agricultural-based and supportive businesses."*
  - G3.05.00: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."*

  Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the conditions of approval.*

- Land Use Goals and Policies:
  - P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."*
  - *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
  - P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."*
  - *G4.05.00: "Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy."*

  Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions of approval.*

- Agriculture Goals and Policies:

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G12.01.00: “Protect agricultural lands for long-term agricultural production from encroachment of incompatible uses.”
P12.01.04: “Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County’s economy, identity, and sense of place.”
G12.02.00: “Support farmers and enhance local farmland.”

Canyon County supports preserving agricultural lands, farming activities, and farming-related businesses as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. See the conditions of approval.
</td></tr>
<tr><td>Criteria Met?
Yes</td><td>4</td><td>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?</td></tr>
<tr><td>Analysis</td><td colspan="2">
As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses within a one-mile radius indicate that the land use in the area primarily is agricultural (Staff Report Exhibits C2.5, C2.7, C2.8, and C4). Although there are some residential properties in the area, the majority have agricultural operations. There are agricultural operations adjacent to the subject property on all sides. A slaughterhouse is allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:
<table>
<tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr>
<tr><td>N</td><td>Agricultural Operation</td><td>“A”</td><td></td></tr>
<tr><td>S</td><td>Agricultural Operation</td><td>“A”</td><td>“M1”, “C2”, “RR”, and “R1”</td></tr>
<tr><td>E</td><td>Payette County</td><td>Agriculture</td><td>Industrial</td></tr>
<tr><td>W</td><td>Agricultural Operation and Applicant's Primary Residence</td><td>“A”</td><td>“RR”</td></tr>
<tr><td colspan="4">“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)</td></tr>
</table>
Surrounding Land Use Cases:
There have been four (4) platted subdivisions approved (Staff Report Exhibit C2.7) in a 1-mile radius from the subject property. All the subdivisions were platted in the early 1900’s. There are no other approved developments in the area.

Character of the Area:
The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. Within 1,000 feet of the subject property, there are 18 properties within Canyon County and Payette County, all located on agriculturally zoned parcels.

Within a 2-mile radius of the subject property, there are two (2) feedlots and one (1) dairy (Staff Report Exhibit C2.8).

The soil classification on the subject property is primarily classified as moderately suited soil (class 4) and least suited soil (class 6) (Staff Report Exhibit C2.10). The proposal utilizes an agriculturally zoned property that doesn’t have the best-suited soils to support livestock production.

Potential Impacts:
The slaughterhouse may impact the surrounding area due to the increase in waste, dust, traffic, odor/smell, and lighting related to the use. Staff has proposed conditions to aid in mitigating these potential effects.
</td></tr>
</table>

	The increase in waste has the potential to impact the surrounding area. The applicant is proposing to contract with a company that will pick up the animal byproduct twice a week to use for animal feed (**Staff Report Exhibits B2.1 and B2.2**). The applicant must meet the waste disposal requirements of the Department of Environmental Quality (DEQ). *See the conditions of approval numbers 1a, 1b, and 1c.* The proposed use may increase the dust levels in the immediate vicinity. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. The applicant must also pave the parking spaces. *See the conditions of approval numbers 9 and 9a.* The proposed use may cause an odor in the immediate vicinity. Canyon County doesn't have any specific code or regulations regarding odors/smells. However, Canyon County's CAFO regulations has further setbacks for animal waste systems if near a residence (CCCO §08-01-12(1)C). Although the request is not for a CAFO, staff is recommending the same setback requirements to mitigate the odor/smell, "The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the owner gives written consent to a shorter distance." It appears that the applicant is already meeting this setback requirement with no existing residence located within 500 feet of the proposed use. *See condition number 15.* As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. *See the condition of approval number 4.* See CCCO §07-07-05(7) for potential traffic impact analysis.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The property appears to have adequate water via an individual well. There are no additional wells proposed to serve the proposed slaughterhouse (**Staff Report Exhibit B4**). Idaho Department of Water Rights (IDWR) commented on April 7, 2026, stating that the proposed use would be able to be supplied by the existing domestic well as long as water does not exceed 2,500 gallons per day. If the use exceeds the maximum amount allowed, the applicant will need to obtain a commercial water right. The area is open for new water rights, and after conducting a preliminary check, Idaho Department of Water Rights (IDWR) does not see any areas of concern (**Staff Report Exhibit E4**). The existing water uses are anticipated to provide adequate water for the proposed use. *See the condition of approval number 13.* **Sewer:** The applicant is proposing to have one restroom on-site for customer and employee use (**Staff Report Exhibit B2.2**). Comment from Southwest District Health on April 22, 2026, advised that a preliminary subsurface sewage disposal permit has been issued and is consistent with the total wastewater design flow specified in the approved letter of intended use (**Staff Report Exhibit E8**). The pre-development notes specified that the letter of intended use was submitted and approved by Southwest District Health and Idaho Department of Environmental Quality (DEQ). It was also identified that the originally proposed drain field location encroaches into an area subject to vehicle traffic, which may result in soil compaction and compromised system performance. New test holes will be required in an alternate location to evaluate site suitability for a revised drain field area that avoids vehicle traffic impacts (**Staff Report Exhibit E8.1**). The approved preliminary septic permit can be seen in **Staff Report Exhibit E8.2**. *See the condition of approval number 10.*	

	Pre-Development Notes from Southwest District Health advises that the proposed drain field area must maintain a minimum setback of at least 50 feet from the canal (**Staff Report Exhibit E8.1**). **Waste Disposal:** The applicant will contract with the business "Darling", which provides a container for the meat by-products (including bones). "Darling" will pick up the animal by-product twice a week to use for animal food and other products (**Staff Report Exhibits B2.1, B2.2, and B2.3**). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (**Staff Report Exhibit B2.3**). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (**Staff Report Exhibit E8.3**). **Irrigation:** Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (**Staff Report Exhibit E5**). No comments were received from Black Canyon Irrigation District. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. *See the conditions of approval numbers 1a, 1b, and 1c* to manage the concern of animal waste running into the canal. **Stormwater drainage facilities:** As conditioned, stormwater will be retained onsite. *See the condition of approval number 12.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 14, 2025, and April 16, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property will have legal access at the time of the development. Access to the facility is proposed to utilize Hwy 95 (**Staff Report Exhibit B7**). The subject property has an old farm field approach. The approach will not meet the current standards of Idaho Transportation Department. Therefore, a new access point will be required (**Staff Report Exhibit E2.2**). According to a comment letter received from the Idaho Transportation Department, an approach permit application is required and access is required to be constructed to meet the current specs of a commercial two-way approach (**Staff Report Exhibit E2**). *See condition number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by Idaho Department of Transportation (ITD). It is anticipated that there will be a maximum of eight (8) employees and approximately 20 vehicles a week (**Staff Report Exhibits B2.2 and B4**). The subject property takes access from Hwy 95, which is serviced by the Idaho Transportation Department (ITD). ITD's comment received on April 6, 2026, states that the proposal is for a relatively small operation and does not expect to have any traffic concerns related to the proposal. ITD's trip generation estimates approximately 16 vehicles during AM peak hours and 13 vehicles during PM peak hours (**Staff Report Exhibit E2.1)**. *See condition number 3.* Based on the traffic information from ITD, the proposed use is not anticipated to cause any undue impact to the existing or future traffic patterns.	

Criteria Met?		
Yes	8	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R39357012 is serviced by the Parma School District. It is not anticipated that any impact or accommodations will be needed for the proposed use. Agency comments were sent out on November 14, 2025, and April 16, 2026. No comments were received by the school district. **Police and Fire Protection:** Parcel R39357012 is under the jurisdiction of the Parma Fire District. Parma Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. *See condition number 11.* Agency notice was sent on November 14, 2025, and April 16, 2026. Parma Fire District provided comment on May 4, 2026, advising that the response time to the subject property is approximately 5 minutes (**Staff Report Exhibit E11**). No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on November 14, 2025, and April 16, 2026. Canyon County Paramedics/EMT provided their response times to the subject property on May 1, 2026. The response times vary from 25.02 minutes, 27.10 minutes, and 28.30 minutes. It was advised that the Parma Fire District would have a faster response time to the subject property (**Staff Report Exhibit E10**). No comment was received from Canyon County's Emergency Management. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (**Staff Report Exhibit E5**). No comments were received from Black Canyon Irrigation District. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. *See the conditions of approval numbers 1a, 1b, and 1c* to manage the concern of animal waste running into the canal.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0031, a conditional use permit for a slaughterhouse with retail sales as an accessory use, subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.
    b. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.
    c. The applicant shall coordinate with the Department of Environmental Quality (DEQ) to manage on-site waste products and disposal. Evidence shall be a letter of review and approval from DEQ, provided prior to commencement of use (**Staff Report Exhibit E1**).
    d. The applicant shall meet Canyon County's GIS Department requirements prior to beginning operations (**Staff Report Exhibit E6**).
2. The applicant shall obtain a commercial building permit for the slaughterhouse prior to commencement of use.
    a. The applicant shall appropriately permit the agriculture (AG) building within **180 days of the approval of the Conditional Use Permit** (**Staff Report Exhibit E7**).
    b. Development on slopes 15% or greater, as shown in the USGS Map (**Staff Report Exhibit C2.14**), requires a preliminary engineered grading and drainage plan for any development (grading, road construction, and structures) to be submitted prior to building issuance in compliance with §07-17-33(1)C. Applicable regulations and standards of the stated code shall be determined by the County Engineer, and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance. A final engineered grading and drainage shall be submitted prior to the certificate of occupancy.
3. The applicant shall comply with applicable Idaho Department of Transportation (ITD) requirements prior to operations (**Staff Report Exhibit E2**).
    a. An approved approach permit shall be obtained prior to commencement of the use for the proposed access, as evidenced by the applicant providing Development Services with an approved Idaho Department of Transportation (ITD) document indicating the completion of improvements.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
6. 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 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Staff Report Exhibits B2, B2.1, and B3**).
    a. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
    b. The proposed retail sales shall stay as an accessory use to the slaughterhouse and shall not exceed 400 sq. ft in size.
    c. The applicant must have no less than 10 parking spaces on-site in accordance with CCCO Section 07-13-03.

d. The hours of operation shall be Monday through Saturday, 7 am – 5 pm (**Exhibit B4**).

8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
9. A dust mitigation plan shall be provided prior to commencement of use to the Development Services Department. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
    a. The applicant shall pave the parking area (**Staff Report Exhibit B2.2**).
10. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed use. Evidence shall be a letter of review and approval from SWDH, provided prior to commencement of use (**Staff Report Exhibit E8.1**).
    a. The applicant shall obtain the required food permits prior to beginning operations unless waived (**Staff Report Exhibit E9.1**).
11. The applicant shall comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from Parma Fire District prior to commencement of use.
12. The applicant shall retain stormwater drainage onsite.
13. The applicant shall obtain water rights for the proposed use through the Idaho Department of Water Rights (IDWR) if the proposed use exceeds 2,500 gallons per day (**Staff Report Exhibit E4**).
14. The applicant shall meet all applicable U.S. Department of Agriculture (USDA) requirements for the proposed use. Evidence shall be a letter of review and approval from USDA, provided prior to commencement of use (**Staff Report Exhibit E9.2**).
15. Waste System Setbacks:
    a. The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the other owner gives written consent to a shorter distance.
    b. No animal waste system shall be located closer than one hundred feet (100') from a domestic or irrigation well.
    c. No animal waste system shall be located closer than one hundred feet (100') from a public right of way.
16. The conditional use for the slaughterhouse shall be limited to Lucus Hansen and family. Should ownership of parcel R39357012 change from Lucus Hansen or an immediate family member, the conditional use permit for a slaughterhouse shall terminate.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

Exhibit 3B:

EXHIBIT B

Application Packet & Supporting Materials

Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 21, 2026

Exhibit 3B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Lucus Hansen	
	MAILING ADDRESS: 32501 Hwy 95 Parma	
	PHONE [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ *Date:* 10/15/25

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

SITE INFO	STREET ADDRESS: Hwy 95 Parma	
	PARCEL NUMBER: R39357012	
	PARCEL SIZE: 11 acres	
	REQUESTED USE: Slaughter house / Butcher shop	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0031	DATE RECEIVED:	11/10/25
RECEIVED BY:	MG	APPLICATION FEE: $1,600	(CK) MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/29/23

Exhibit 3B2:

To whom it may concerne,

I'm writing a letter of intent to propose a custom butcher business/slaughter house with retail sales. We will accept animals from customers for processing. We will have an average of 5 people working. Hours of operation will be 7 a.m. to 5 p.m. Monday-Friday.
There should be no potential impacts to the property.

We will provide utilities such as power, private well, septic system, and necessary storm drainage.

Access will be off of Hwy 95 in Parma, with no traffic pattern disruption.

Exhibit 3B2.1:

Archived: Tuesday, April 28, 2026 2:38:09 PM
From: lucus hansen
Mail received time: Thu, 5 Feb 2026 01:25:30
Sent: Wed, 4 Feb 2026 18:25:08
To: Amber Lewter
Subject: [External] Re: CU2025-0031
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Parking will be in front of the building
We will be slaughtering beef pigs mostly
The goal is to get up to 10 beef a week to slaughter
We will contract with a company that comes by and picks up the waste for dog food ect.
The pen will be behind the building i have a big pasture behind it and will build a holding pen.
Thanks
Lucus
208-919-1056

On Wed, Feb 4, 2026, 1:11 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Lucus,
>
> Thank you for providing me with the Septic Permit. I have a few follow-up questions below. Please answer as soon as possible.
>
> - Where will the parking be located?
> - Where will the pen to hold the animals be located, and how large will it be?
> - How many animals will you hold at a time for slaughter?
> - What kind of animals will you be providing this service to?
> - Will there be waste?
>   - What is your waste disposal plan?
>   - How will you be distributing the waste?
>
> Thank you,

Exhibit 3B2.2:

Archived: Tuesday, April 28, 2026 2:38:16 PM
From: lucus hansen
Mail received time: Tue, 7 Apr 2026 00:32:03
Sent: Mon, 6 Apr 2026 18:31:39
To: Amber Lewter
Subject: [External] Re: CU2025-0031
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Hello,
I am planning on 1 bathroom+1 break room
I plan to pave the parking lot
Probably around 5-6 parking spots
They pick up animal products 2 times a week
Retail space might be 100 sft
I anticipate probably 20 cars a week

Anymore questions let me know
Thanks Lucus

On Mon, Apr 6, 2026, 2:21 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Lucus,
>
> I have a few follow-up questions. I may have further questions within the next couple of weeks as well. Please answer these as quickly as possible.
>
> Will you have restrooms or porta-potties? How many?
>
> How many parking spaces? Will the parking be gravel, paved, or dirt?
>
> How often will the company for the animal food pick up the waste?
>
> How much traffic do you anticipate in a day/week?

How large will the retail portion of the proposal be?

Thank you,

Amber Lewter

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-454-6631

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit 3B2.3:

Archived: Thursday, April 30, 2026 9:43:49 AM
From: Amber Lewter
Sent: Thursday, April 30, 2026 9:41:54 AM
To: [redacted]
Subject: CU2025-0031
Importance: Normal
Sensitivity: None

Hello Lucus,

I wanted to provide you with a recap of the conversation we had on April 29, 2026.

- It was discussed that you have a special septic system to account for blood waste.
- You will be working with Darling for waste management. Darling will provide a container to place the meat by-products in (including the bones), and they will come collect the meat by-products twice a week.
- When inquiring about the manure. It was explained that there shouldn't be much manure because the animals are dropped off, placed in the pen, and slaughtered the next day. The manure that is there will be placed in a pile and used in your pasture. This is the same process you do with your livestock on the property.
- You will continue to have your livestock.

Thank you,

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

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

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Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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American CONSTRUCTION SUPPLY & RENTAL

Exhibit 3B3:

JOB _____

SHEET NO. _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

10 LOCATIONS TO SERVE YOU:

SPECIAL PROJECTS DIVISION
601 N 36TH ST
NAMPA, ID 83687
208-467-4591

WESTERN IDAHO & EASTERN OREGON LOCATIONS
3500 GARRITY BLVD
NAMPA, ID 83687
208-467-4231

1740 SE 5TH AVE
ONTARIO, OR 97914
541-889-8985

EASTERN IDAHO LOCATIONS
195 EASTLAND DR
TWIN FALLS, ID 83301
208-733-2007

3685 US HWY 30 WEST
POCATELLO, ID 83201
208-478-5117

EQUIPMENT DIVISION
520 N 36TH ST
NAMPA, ID 83687
208-844-7118

4525 MARKET ST
BOISE, ID 83705
208-336-8080

13850 HWY 55 S
MCCALL, ID 83638
208-634-0150

2092 N YELLOWSTONE HWY
IDAHO FALLS, ID 83401
208-523-0667

868 JET STREAM DR
REXBURG, ID 83440
208-356-4429

- Forming
- Shoring
- Engineering
- Tilt-Up
- Gomaco Paving & Curb Machines
- Paving Materials
- Finishing Equipment
- Husqvarna Concrete Saws
- Somero Laser Screeds
- Compaction Equipment
- Equipment Rental
- Equipment Service & Repair
- Diamond Blades
- Formwork Plywood
- Insulation Board
- Hilti Power Tools
- Trench Drain
- Vibrators
- Concrete Repair
- Curing Compounds
- Epoxy
- Hammer Drills
- Breakers
- Forming Hardware
- Anchor Bolts
- Concrete Tools
- Column Tube
- Power Trowels
- Decorative Concrete Supplies
- Lasers
- Levels
- Waterproofing Material
- Rebar Fabrication
- Form Oil

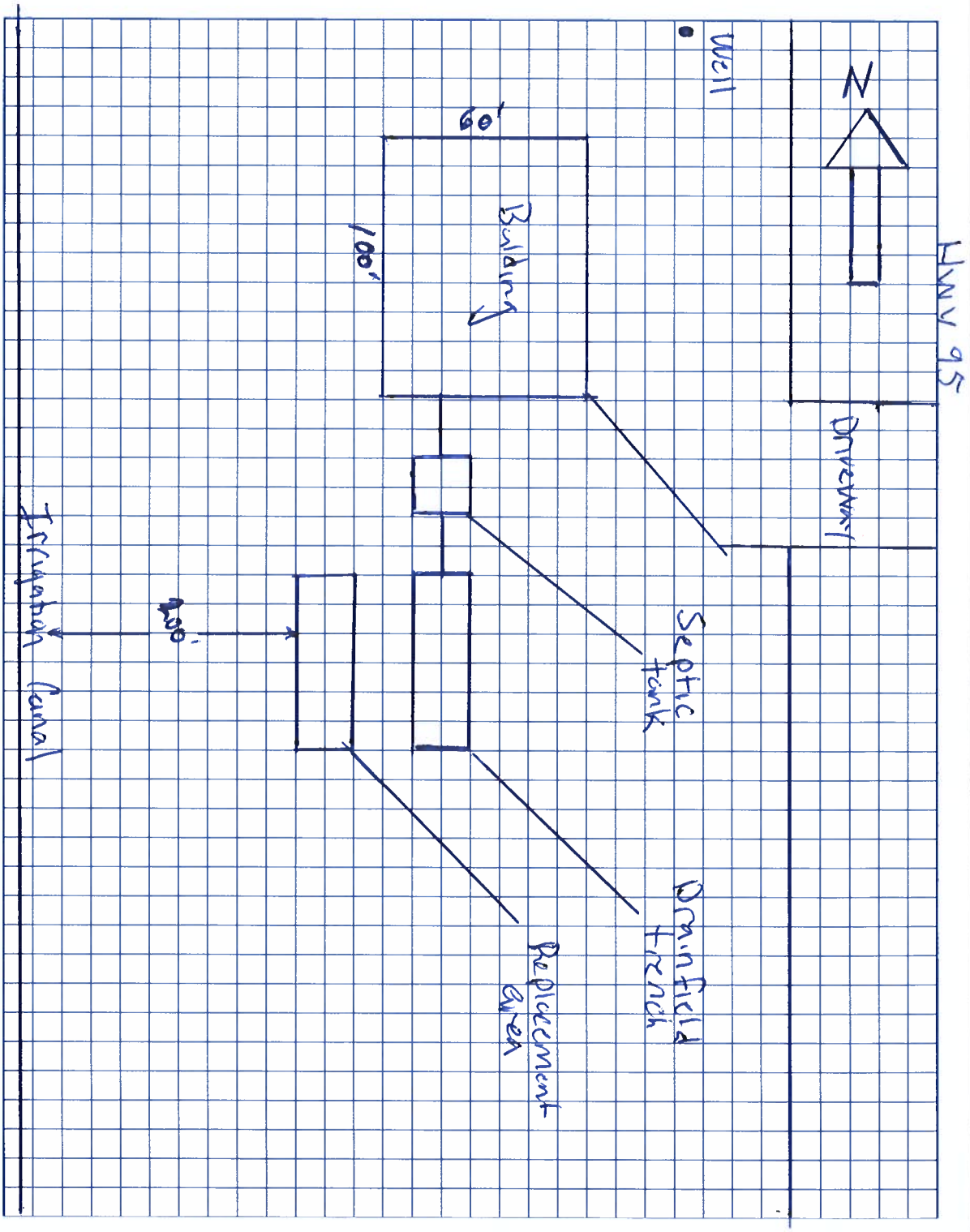


Exhibit 3B4:

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? 1

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

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

☒ 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)

Canal Farmers coop Canal

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:** Slaughterhouse

2. **DAYS AND HOURS OF OPERATION:**

☒ Monday 7 to 5

☒ Tuesday 7 to 5

☒ Wednesday 7 to 5

☒ Thursday 7 to 5

☒ Friday 7 to 5

☒ Saturday 7 to 5

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 3 - 8 ☐ No

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

Height: 10 ft Width: 8 ft. Height above ground: _____ ft

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 9

Is there is a loading or unloading area? Yes

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: _____

Exhibit 3B5:

Dear Neighbor,

We are in the process of applying for a special use permit. We are required to hold a Neighborhood meeting. We will be proposing a butcher/slaughter house. We will be answering any questions you may have.

Adress: TBD Hwy 95, Parma, ID 83660

West of Hwy 95 between Ward LN and Grandview.

Date: November 6, 2025

Time: 7 PM

Thanks

Lucus Hansen

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: TBD Hwy 95	Parcel Number: R 3935010	
City: Parma, ID 83660	State: ID	ZIP Code: 83660
Notices Mailed Date: 10/21/25	Number of Acres: 11	Current Zoning:
Description of the Request: Permit		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Lucus Hanson		
Company Name:		
Current address: 35501 Hwy 95		
City: Parma, ID.	State: ID.	ZIP Code: 83660
Phone:	Cell: [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 11/6/25	MEETING LOCATION: Hwy 95 crossroad Grandview & Ward Rd.
MEETING START TIME: 7:00 pm	MEETING END TIME: 7:30 pm
ATTENDEES: 0	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2. No one showed up		
3.		
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):

Lucas Hanson

APPLICANT/REPRESENTATIVE (Signature):

DATE: 11 / 9 / 25

Exhibit 3B6:

AGENCY ACKNOWLEDGMENT

Date: 10/14/25
Applicant: R39357012 Lucas Hansen
Parcel Number: R39357012
Site Address: TBT Hwy 95

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.
Date: 10/1/25 Signed: RLEHS
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Parma Fire
☒ Applicant submitted/met for official review.
Date: 9/24/25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Notus-Parma Highway District
☐ Applicant submitted/met for official review.
Date: 9-29-25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

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

Received by Canyon County Development Services:

Date: Signed:
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

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: Parma Fire
☒ Applicant submitted/met for official review.

Date: 9/24/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

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

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

Irrigation District: District: Black Canyon Irrigation
☒ Applicant submitted/met for official review.

Date: 9-29-25 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

Exhibit 3B7:



Exhibit 3B8:



HIGH WATER MARK
High Water Mark Engineering
3313 W Cherry Lane #1102
Meridian Idaho 83642
(208) 990-1848

N

0 20 40 80 120 Feet

PRELIMINARY SITE MAP

5/11/2026

Butcher Shop = approx. 6,000 sq ft

Exhibit 3C:

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 21, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH R
ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMA

Exhibit 3C1:

R39357012 PARCEL INFORMATION REPORT

4/28/2026 2:35:24 PM

PARCEL NUMBER:	R39357012
OWNER NAME:	HANSENS HOLDINGS LLC
CO-OWNER:	
MAILING ADDRESS:	32501 HWY 95 PARMA ID 83660
SITE ADDRESS:	0 HWY 95
TAX CODE:	0490000
TWP:	6N **RNG:** 5W **SEC:** 20 **QUARTER:** NE
ACRES:	11.30
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NOTUS-PARMA HWY #2
FIRE DISTRICT:	PARMA FIRE
SCHOOL DISTRICT:	PARMA SCHOOL DIST #137
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	INTENSIVE AGRICULTURE OVERLAY / SCENIC BYWAY BUFFER
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST / FARMERS COOPERATIVE DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0075G
WETLAND:	Freshwater Emergent Wetland / Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2024025747
SCENIC BYWAY:	YES
LEGAL DESCRIPTION:	20-6N-5W NE TX 20205 IN E1/2 OF NE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit 3C2:

EXHIBIT C2

Case Maps/Reports

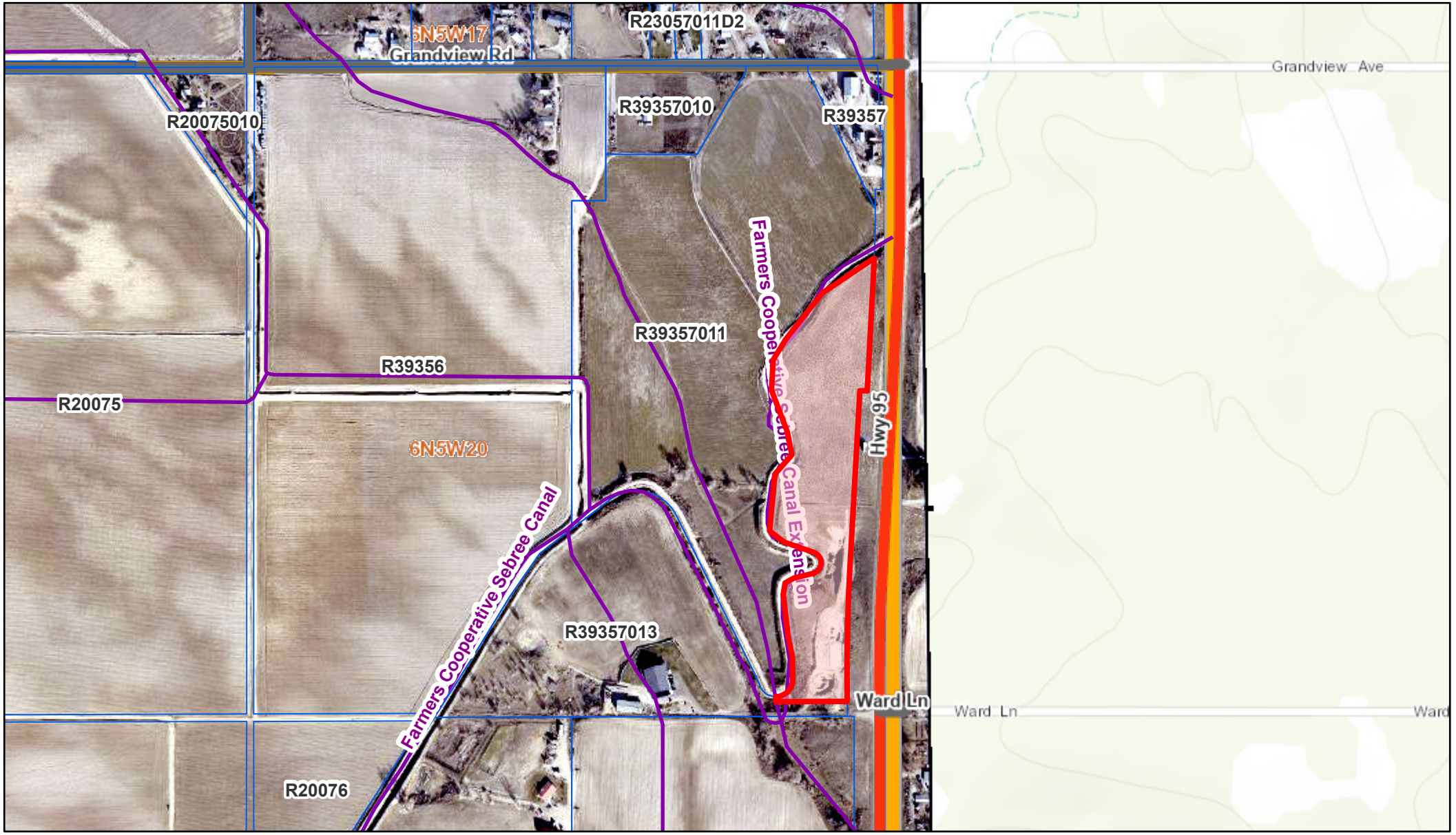
Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 21, 2026

Canyon County, ID Web Map

Exhibit 3C2.1:



11/10/2025, 2:13:25 PM

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

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

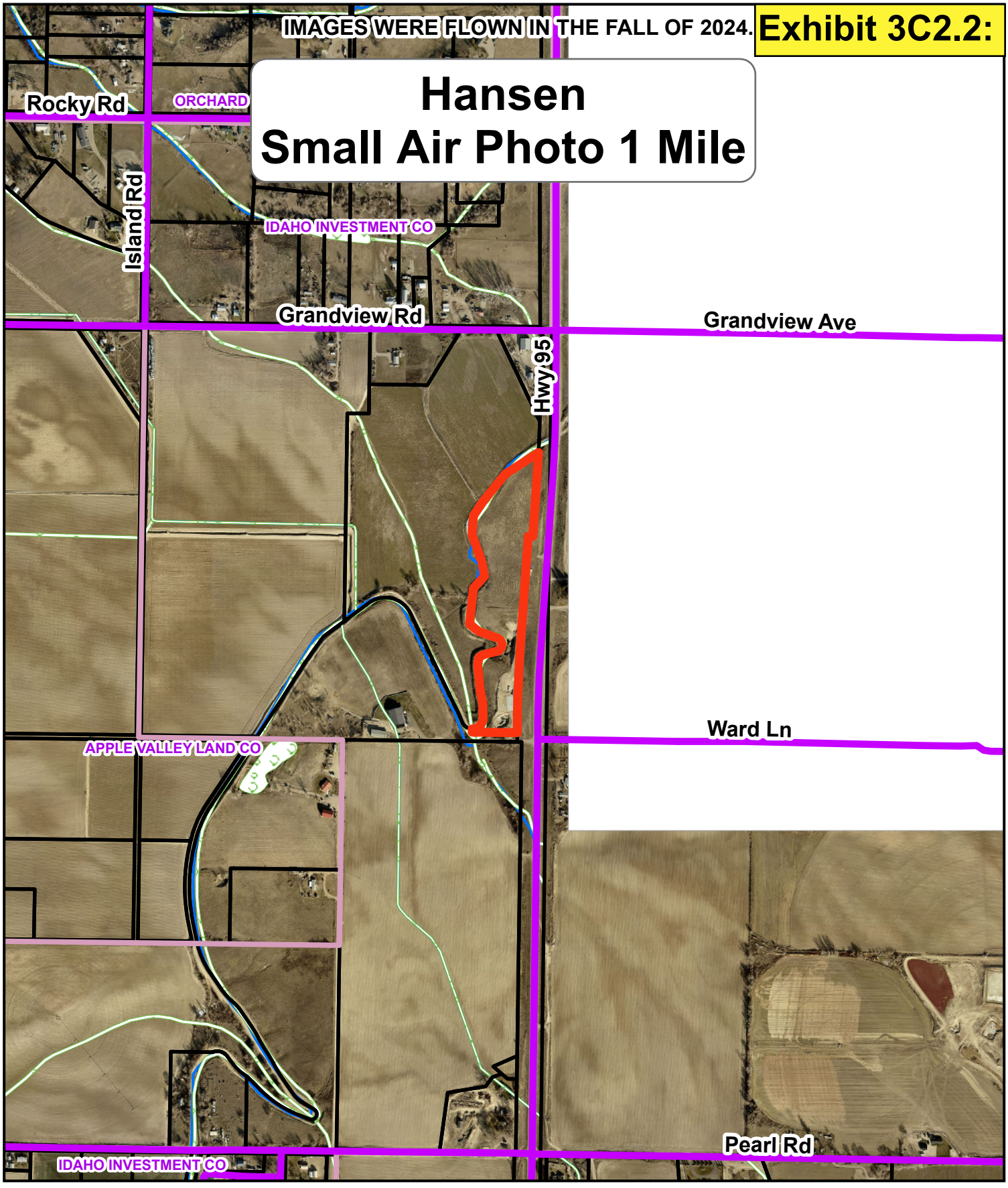
Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit 3C2.2:

Hansen
Small Air Photo 1 Mile



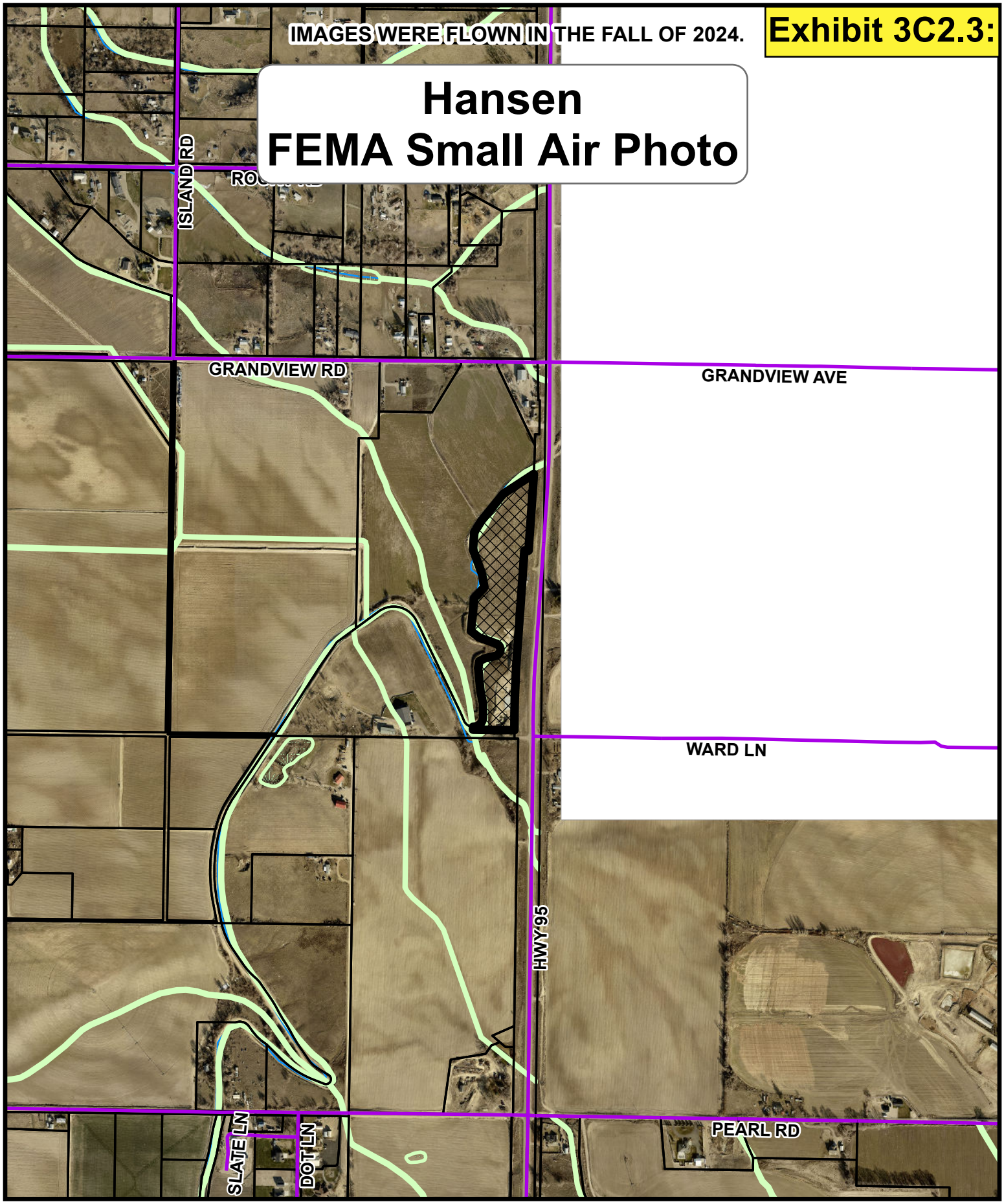
City_Limits
Wetlands

0 0.25 0.5 Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit 3C2.3:

Hansen
FEMA Small Air Photo



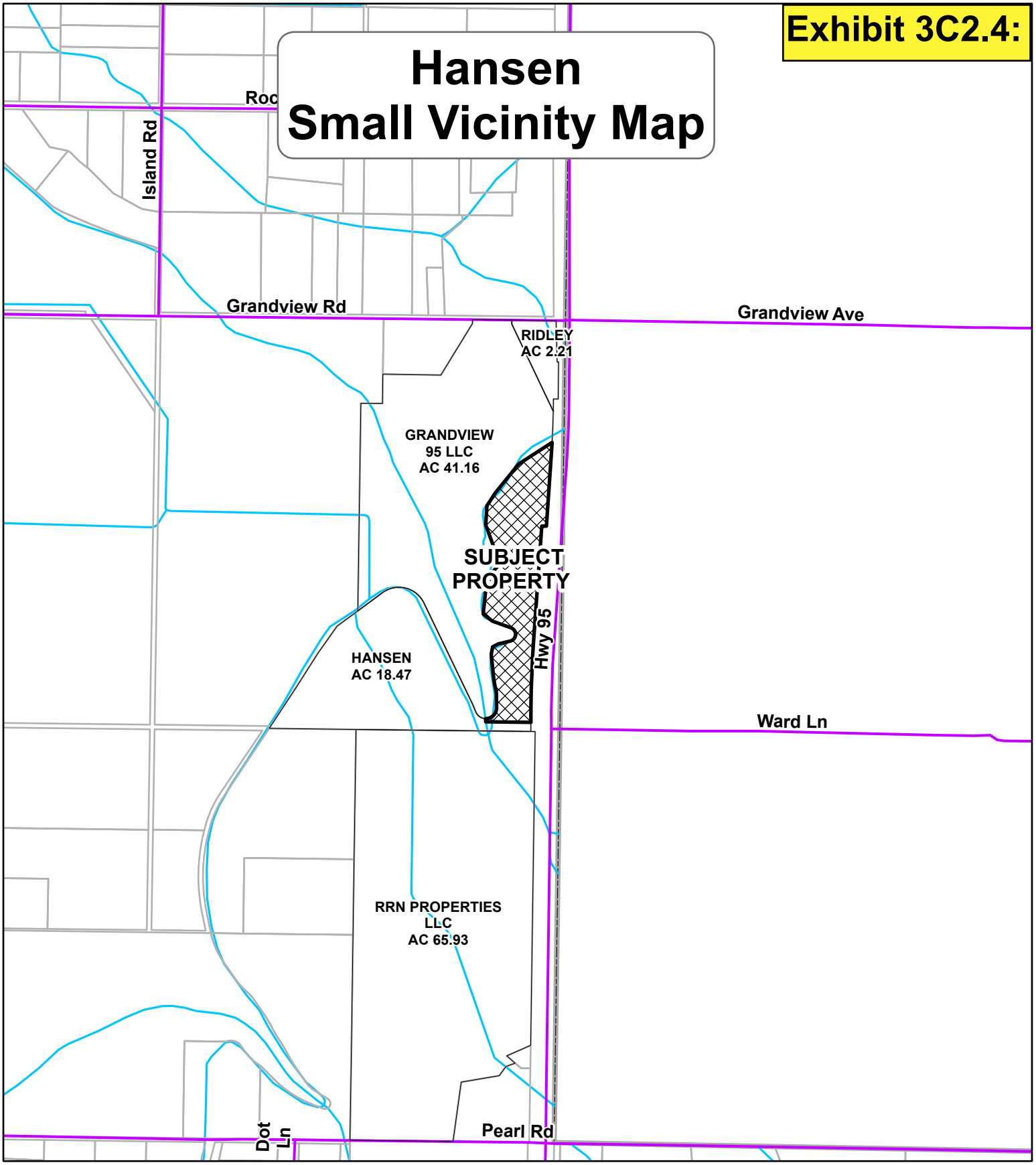
Legend

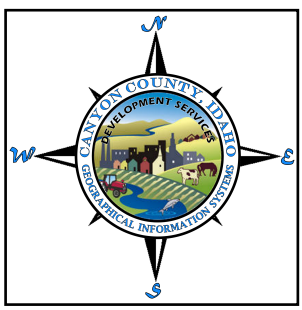
- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

400 0 400 Feet

Exhibit 3C2.4:

Hansen
Small Vicinity Map





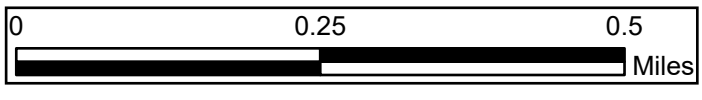
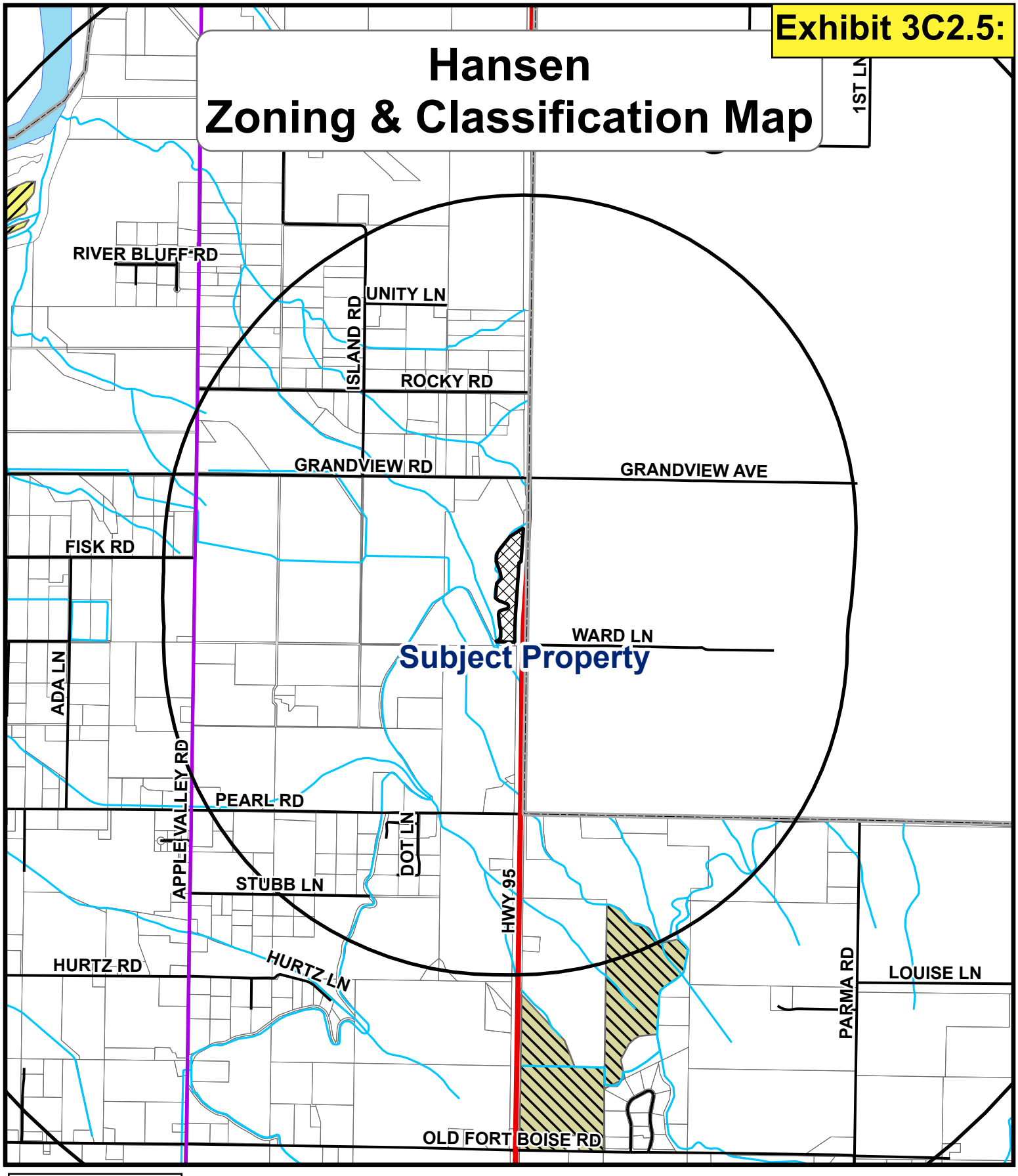


Exhibit 3C2.5:

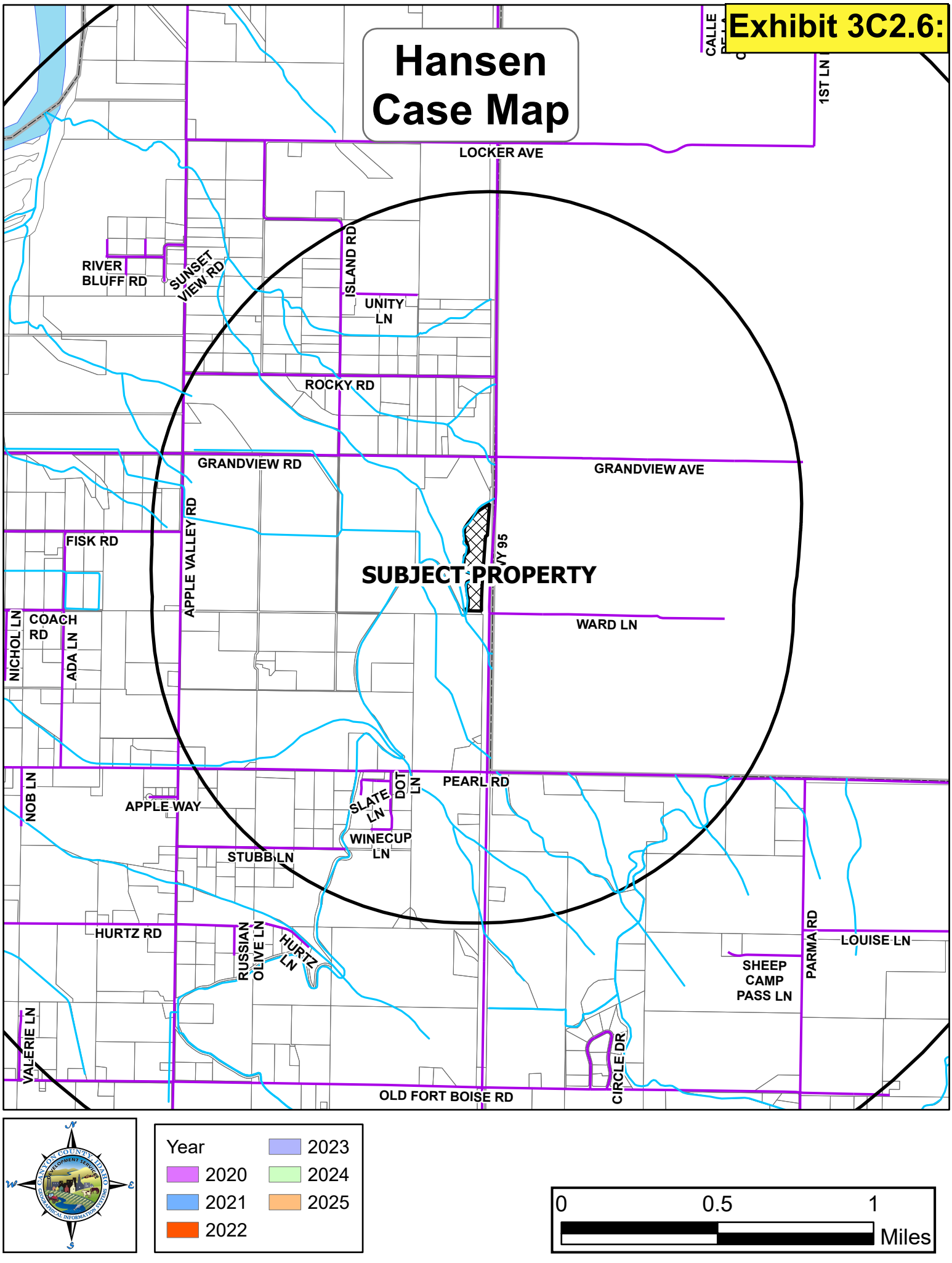
Hansen
Zoning & Classification Map



CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

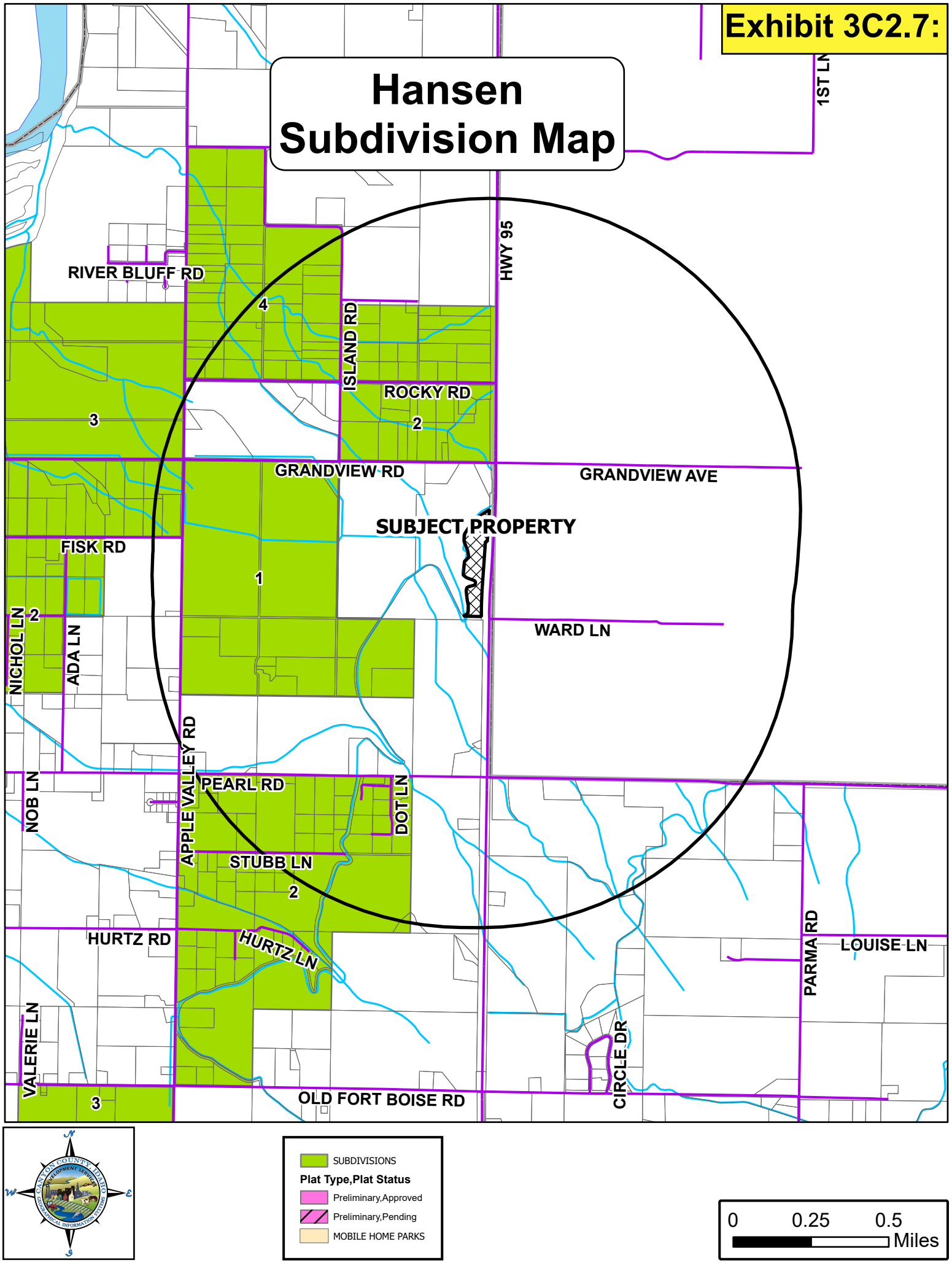
- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles


Exhibit 3C2.6:
Hansen
Case Map
LOCKER AVE
1ST LN
RIVER
BLUFF RD
SUNSET
VIEW RD
ISLAND RD
UNITY
LN
ROCKY RD
GRANDVIEW RD
GRANDVIEW AVE
APPLE VALLEY RD
FISK RD
SUBJECT PROPERTY
WARD LN
NICHOL LN
COACH
RD
ADA LN
NOB LN
APPLE WAY
SLATE
LN
DOT
LN
PEARL RD
WINECUP
LN
STUBB LN
HURTZ RD
RUSSIAN
OLIVE LN
HURTZ
LN
PARMA RD
LOUISE LN
SHEEP
CAMP
PASS LN
VALERIE LN
CIRCLE DR
OLD FORT BOISE RD
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS


Exhibit 3C2.7:
Hansen Subdivision Map
1ST LN
HWY 95
RIVER BLUFF RD
ISLAND RD
ROCKY RD
GRANDVIEW RD
GRANDVIEW AVE
SUBJECT PROPERTY
FISK RD
WARD LN
NICHOL LN
ADA LN
APPLE VALLEY RD
NOB LN
PEARL RD
DOT LN
STUBB LN
HURTZ RD
HURTZ LN
PARMA RD
LOUISE LN
VALERIE LN
CIRCLE DR
OLD FORT BOISE RD
4
3
2
1
2
2
3
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
4	1934.69	224	8.64

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

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
9	27.78	18.47	2.21	75.79

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE VALLEY LAND CO	1	6N5W20	283.16	11	25.74	COUNTY (Canyon)	1916
IDAHO INVESTMENT CO	2	6N5W29	699.53	109	6.42	COUNTY (Canyon)	1916
IDAHO LAND CO	3	6N5W18	670.68	58	11.56	COUNTY (Canyon)	1909
ORCHARD TRACT OF THE IDAHO LAND COMPANY	4	6N5W17	281.33	46	6.12	COUNTY (Canyon)	1909

SUBDIVISIONS IN PLATTING

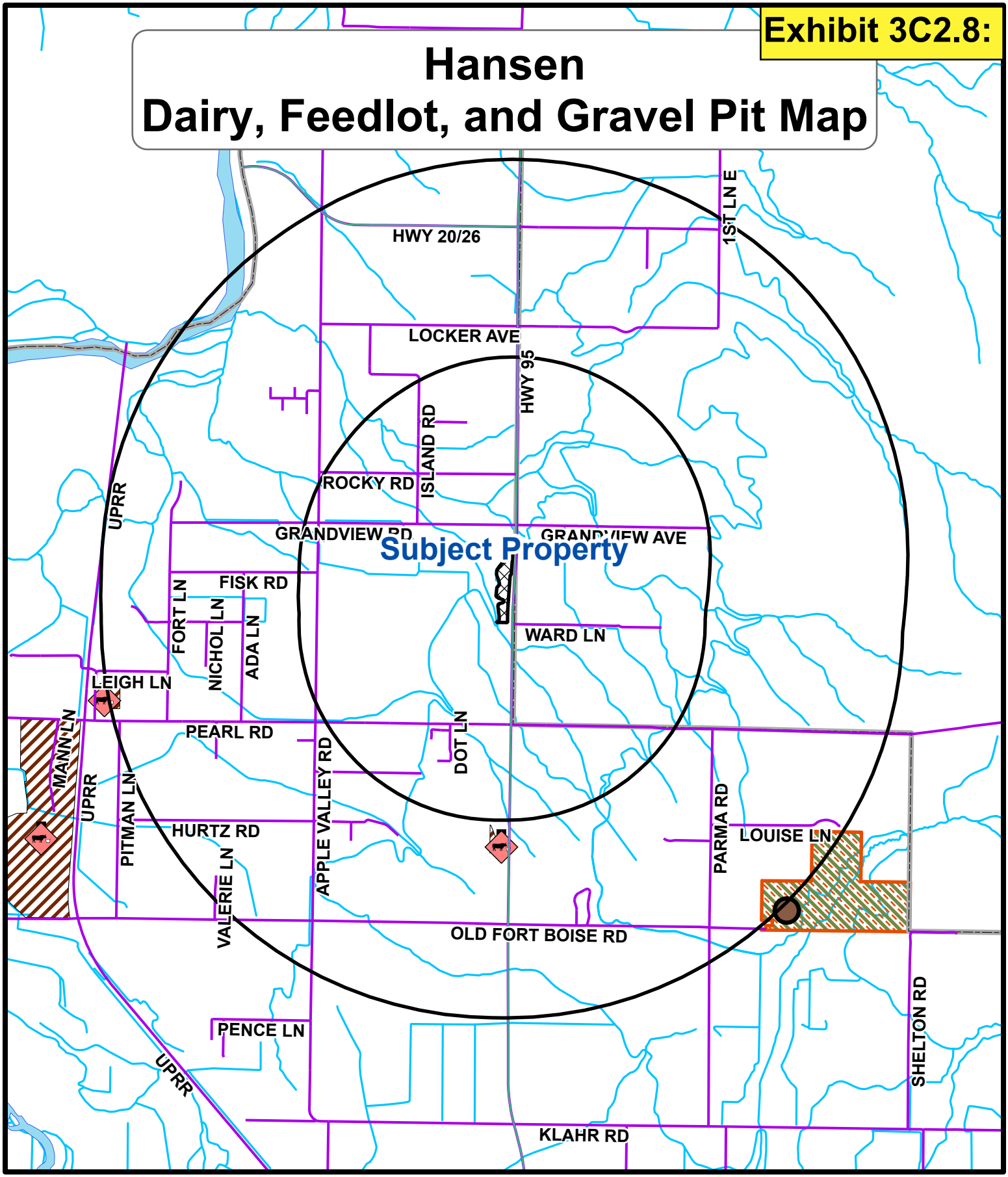
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

Exhibit 3C2.8:

Hansen
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS

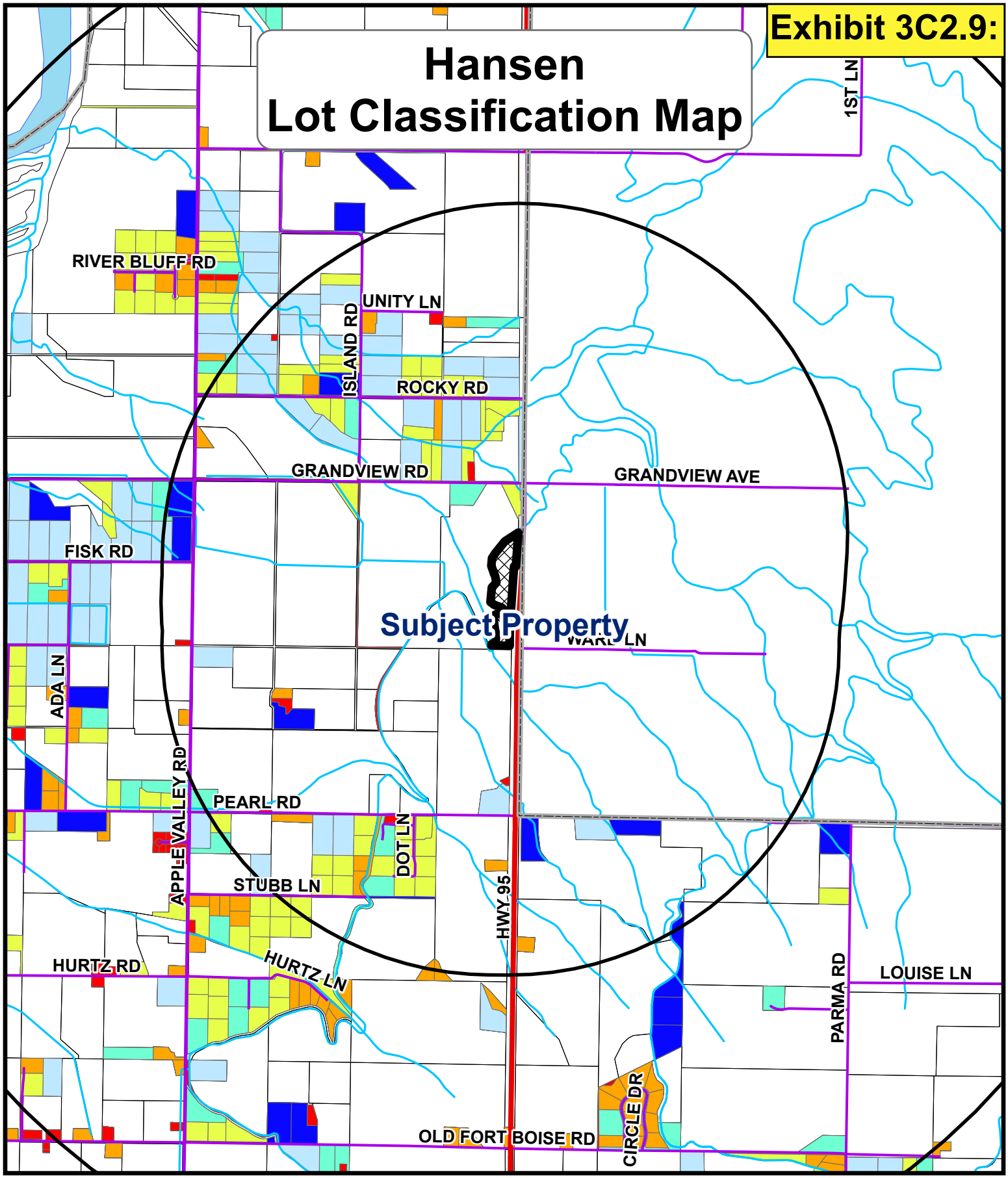
DAIRIES

GRAVELPITS

0 1 2 Miles

Exhibit 3C2.9:

Hansen
Lot Classification Map

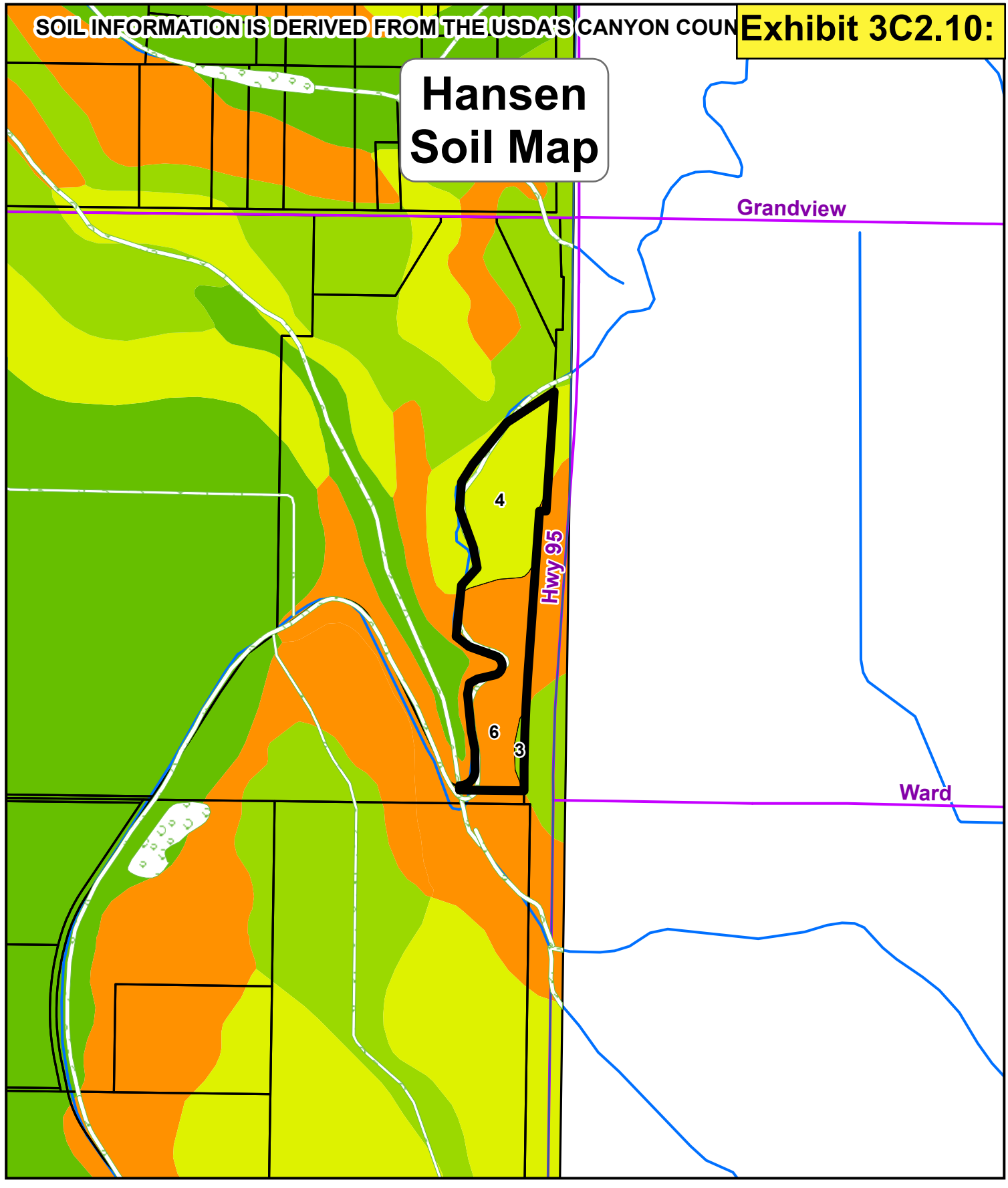


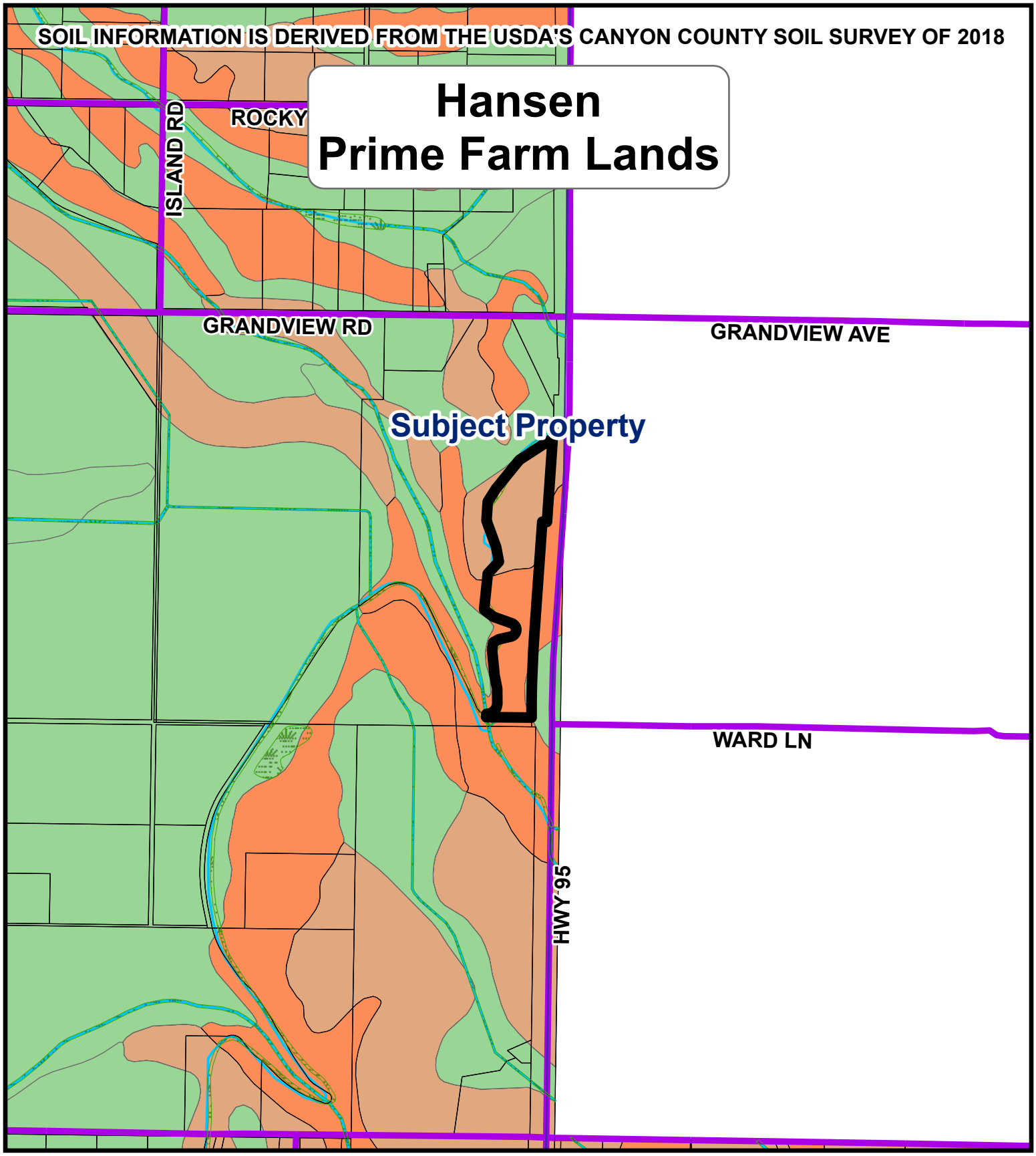
Lot Size

- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUN
Exhibit 3C2.10:
Hansen
Soil Map
Grandview
Hwy 95
Ward
4
6
3
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
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Hansen
Prime Farm Lands
ROCKY
ISLAND RD
GRANDVIEW RD
GRANDVIEW AVE
Subject Property
WARD LN
HWY 95
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

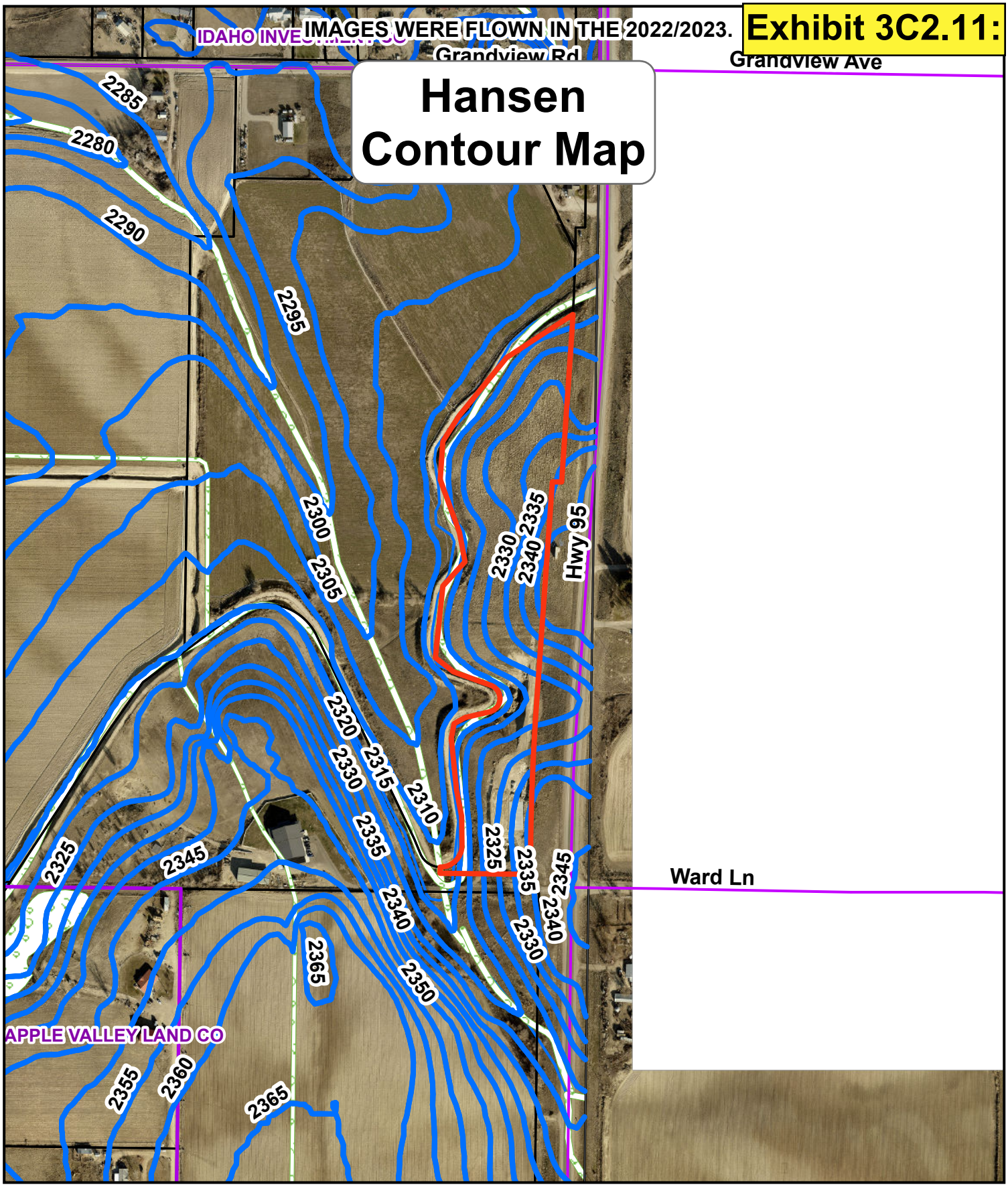
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	11753.87	0.27	2.39%
6	LEAST SUITED SOIL	237849.17	5.46	48.33%
4	MODERATELY SUITED SOIL	242482.63	5.57	49.28%
		492085.67	11.30	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
GwB	Prime farmland if irrigated	11753.87	0.27	2.39%
NsD2	Not prime farmland	237849.17	5.46	48.33%
NsC	Farmland of statewide importance, if irrigated	242482.63	5.57	49.28%
		492085.67	11.30	100%

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

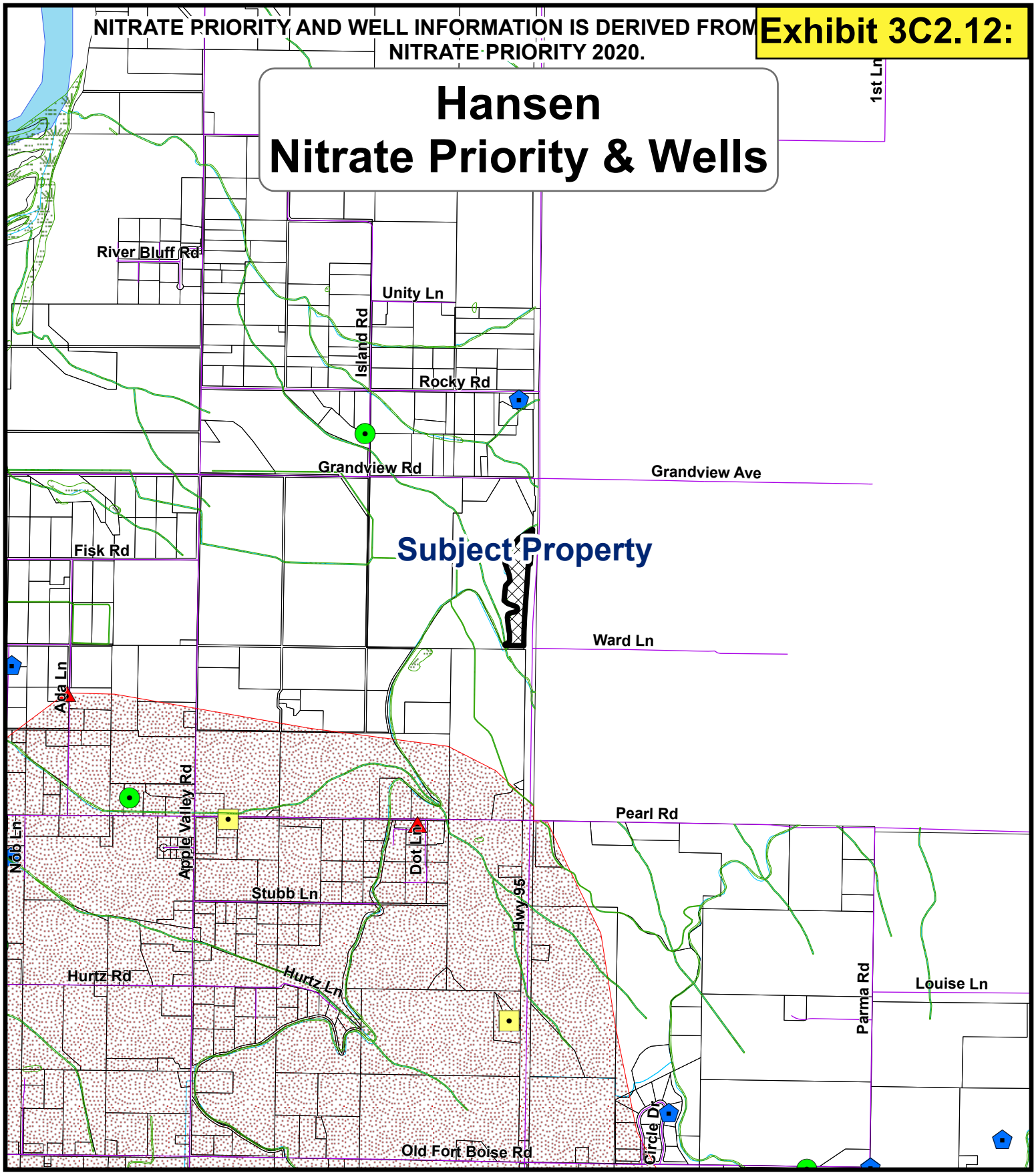
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Exhibit 3C2.11:
IMAGES WERE FLOWN IN THE 2022/2023.
Grandview Rd
Grandview Ave
Hansen
Contour Map
2285
2280
2290
2295
2300
2305
2320
2330
2315
2310
2335
2325
2345
2340
2365
2350
2355
2360
2330
2340
2335
2345
Hwy 95
Ward Ln
APPLE VALLEY LAND CO
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0
200
400
600
Feet

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM NITRATE PRIORITY 2020.

Exhibit 3C2.12:

Hansen
Nitrate Priority & Wells



CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

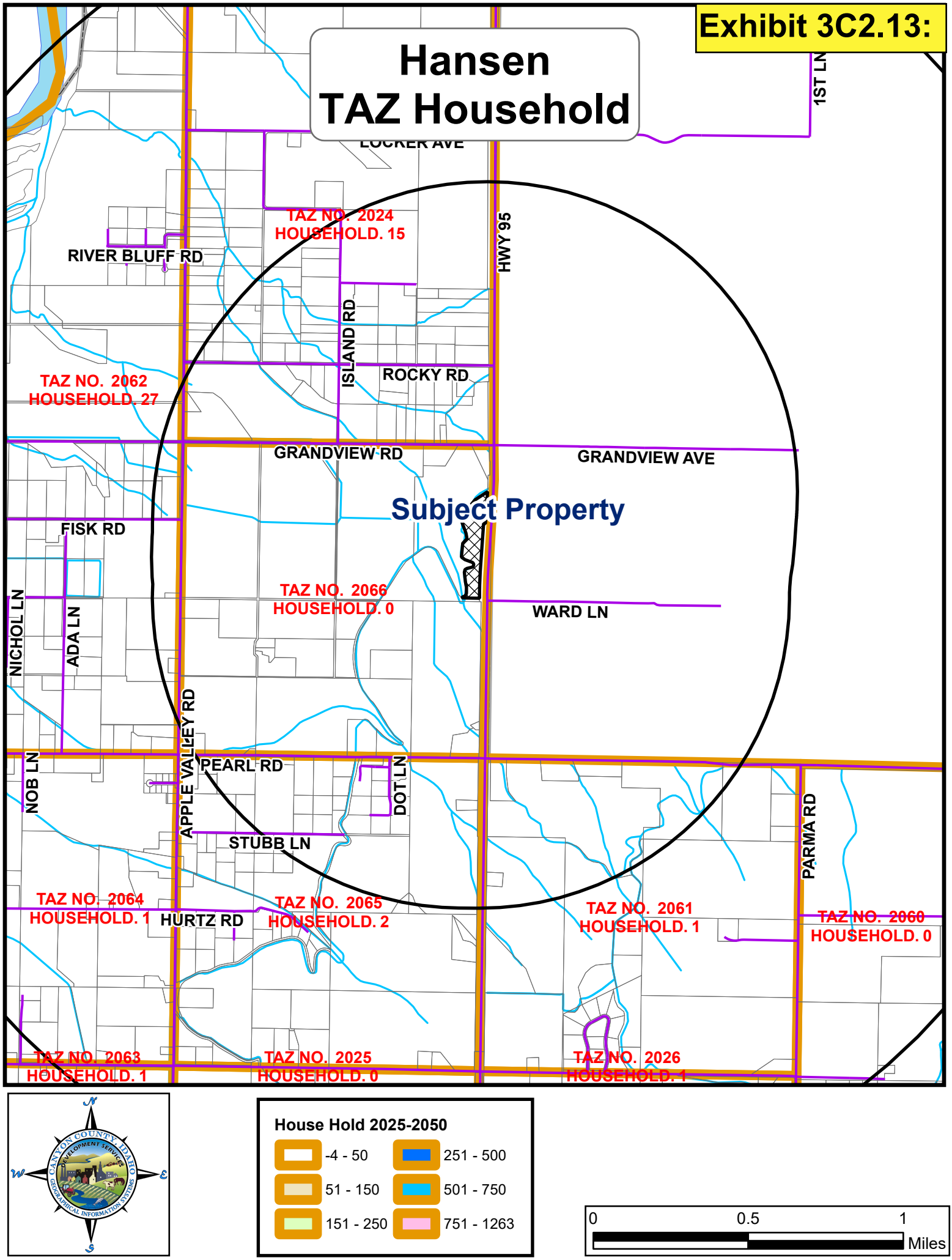
WETLANDS

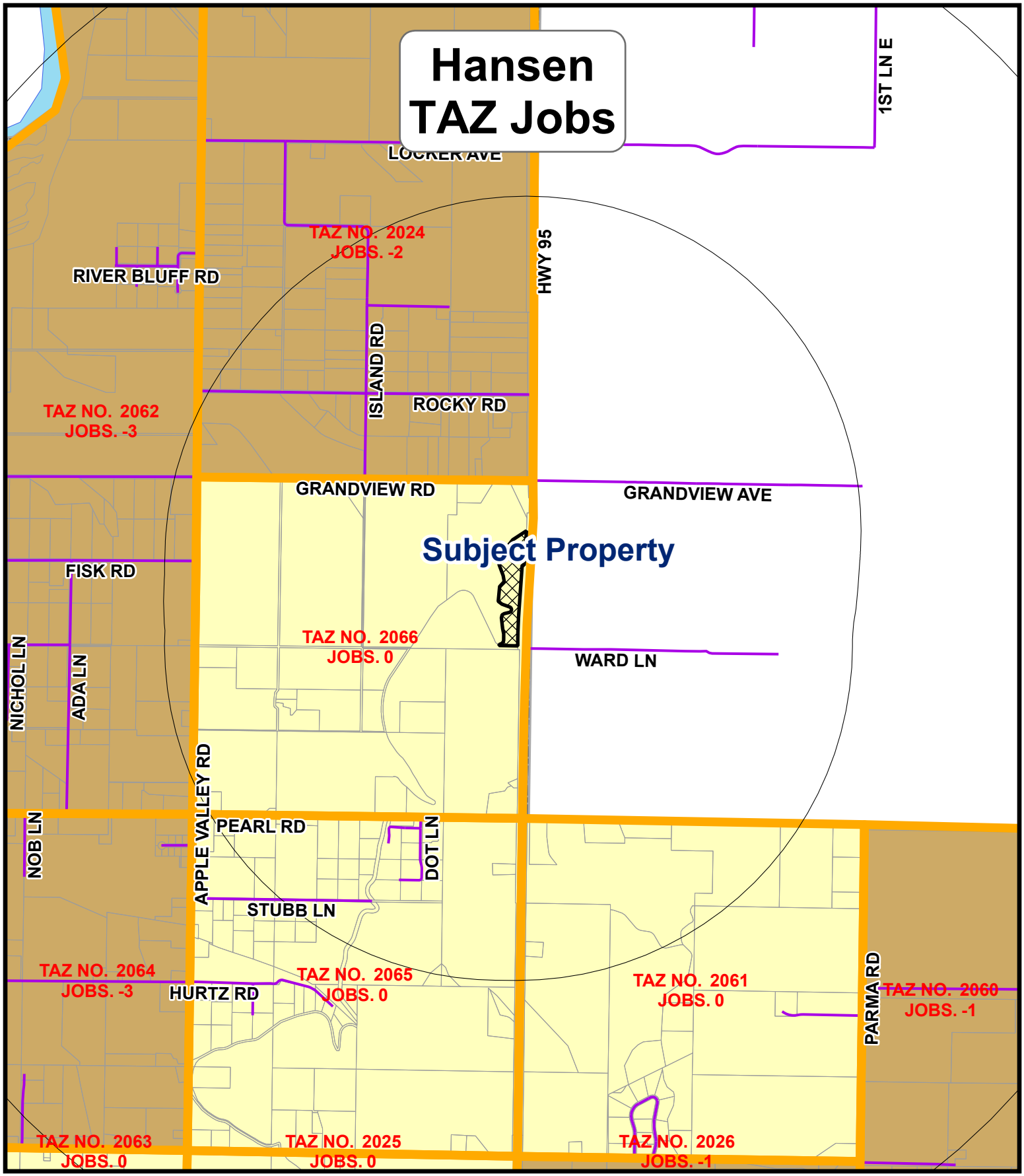
NITRATE_PRIORITY

DEQ WELLS N03_MGL

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

0 0.5 1 Miles


Exhibit 3C2.13:
Hansen
TAZ Household
1ST LN
LOCKER AVE
TAZ NO. 2024
HOUSEHOLD. 15
RIVER BLUFF RD
HWY 95
ISLAND RD
ROCKY RD
TAZ NO. 2062
HOUSEHOLD. 27
GRANDVIEW RD
GRANDVIEW AVE
Subject Property
FISK RD
TAZ NO. 2066
HOUSEHOLD. 0
WARD LN
NICHOL LN
ADA LN
APPLE VALLEY RD
NOB LN
PEARL RD
DOT LN
STUBB LN
PARMA RD
TAZ NO. 2064
HOUSEHOLD. 1
HURTZ RD
TAZ NO. 2065
HOUSEHOLD. 2
TAZ NO. 2061
HOUSEHOLD. 1
TAZ NO. 2060
HOUSEHOLD. 0
TAZ NO. 2063
HOUSEHOLD. 1
TAZ NO. 2025
HOUSEHOLD. 0
TAZ NO. 2026
HOUSEHOLD. 1
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Hansen
TAZ Jobs
LOCKER AVE
1ST LN E
TAZ NO. 2024
JOBS. -2
RIVER BLUFF RD
HWY 95
ISLAND RD
ROCKY RD
TAZ NO. 2062
JOBS. -3
GRANDVIEW RD
GRANDVIEW AVE
Subject Property
FISK RD
TAZ NO. 2066
JOBS. 0
WARD LN
NICHOL LN
ADA LN
APPLE VALLEY RD
PEARL RD
DOT LN
NOB LN
STUBB LN
TAZ NO. 2064
JOBS. -3
HURTZ RD
TAZ NO. 2065
JOBS. 0
TAZ NO. 2061
JOBS. 0
PARMA RD
TAZ NO. 2060
JOBS. -1
TAZ NO. 2063
JOBS. 0
TAZ NO. 2025
JOBS. 0
TAZ NO. 2026
JOBS. -1
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

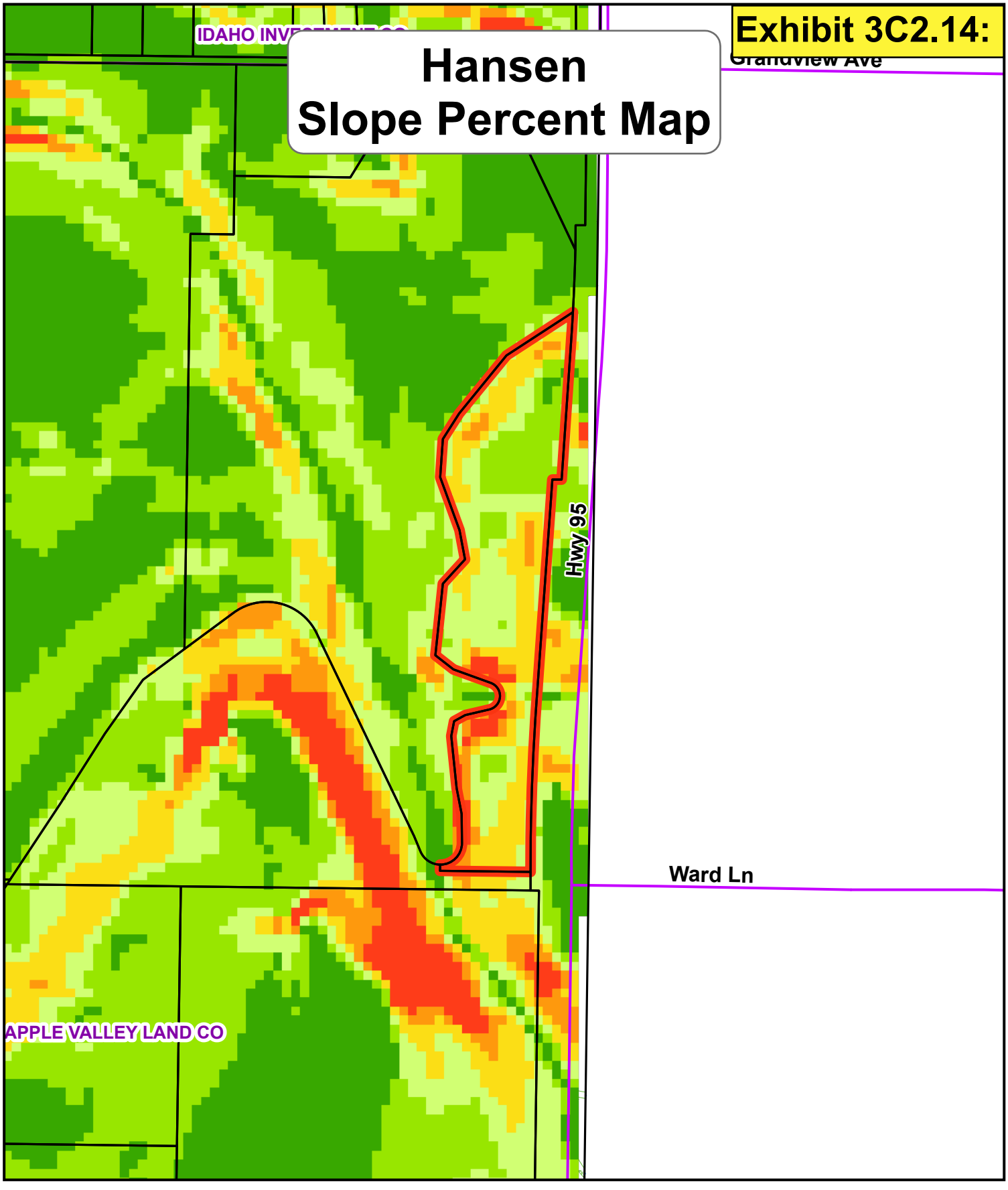
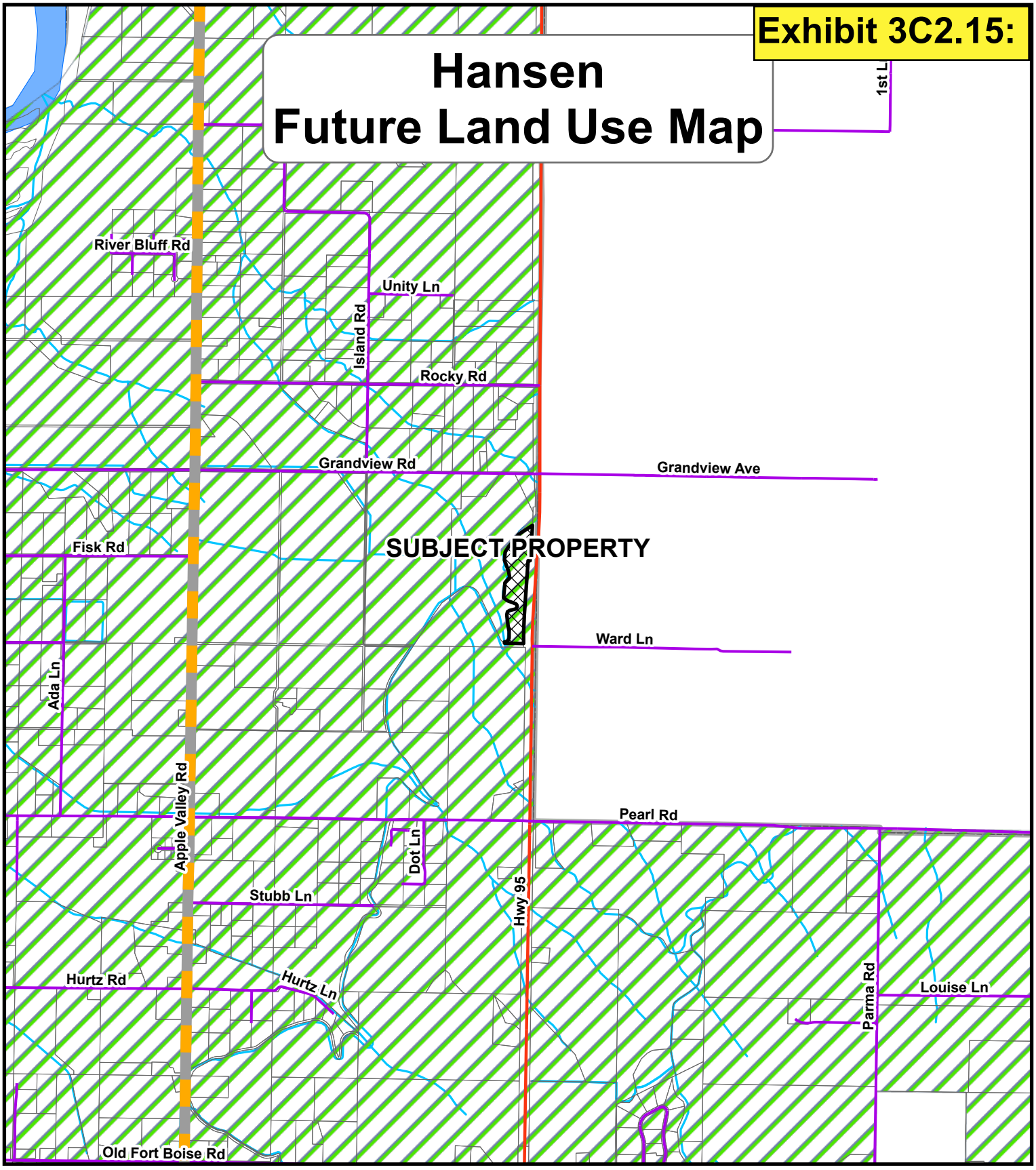

Exhibit 3C2.14:
Hansen
Slope Percent Map
Grandview Ave
Hwy 95
Ward Ln
APPLE VALLEY LAND CO
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Exhibit 3C2.15:

Hansen
Future Land Use Map



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

N W E S

Overlay Districts 2030

- AGRI-TOURISM BUSINESS USE
- AGRI-TOURISM EXCLUSIVE FARM USE
- INTENSIVE AGRICULTURE OVERLAY
- CALDWELL AIRPORT OVERLAY
- NAMPA AIRPORT OVERLAY
- HISTORIC PRESERVATION
- HOUSING AUTHORITY

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

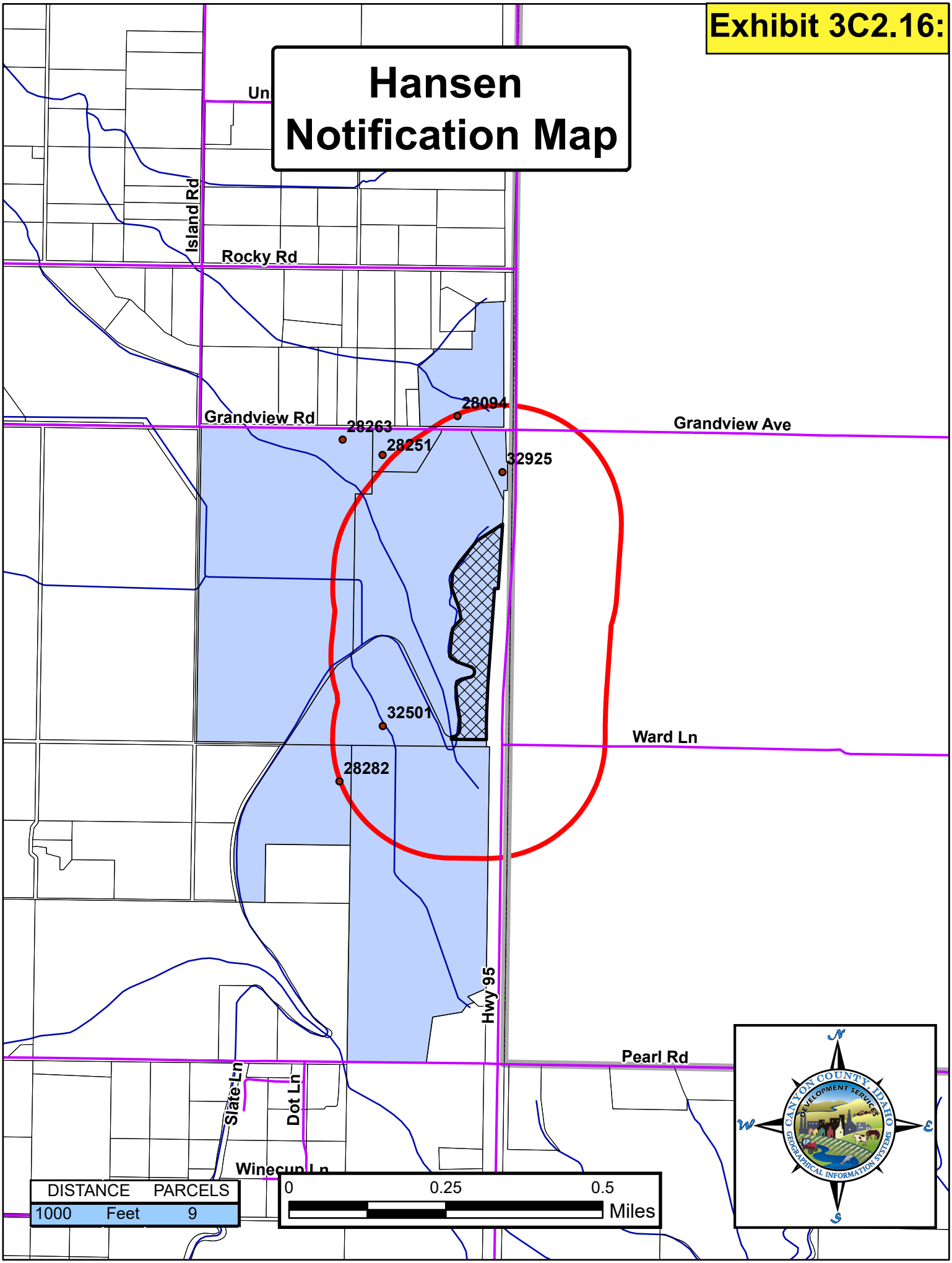

Exhibit 3C2.16:
Hansen
Notification Map
Un
Island Rd
Rocky Rd
Grandview Rd
Grandview Ave
28094
28263
28251
32925
32501
28282
Ward Ln
Hwy 95
Pearl Rd
Slate Ln
Dot Ln
Winecup Ln
DISTANCE PARCELS
1000 Feet 9
0 0.25 0.5
Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S

Exhibit 3C2.17:

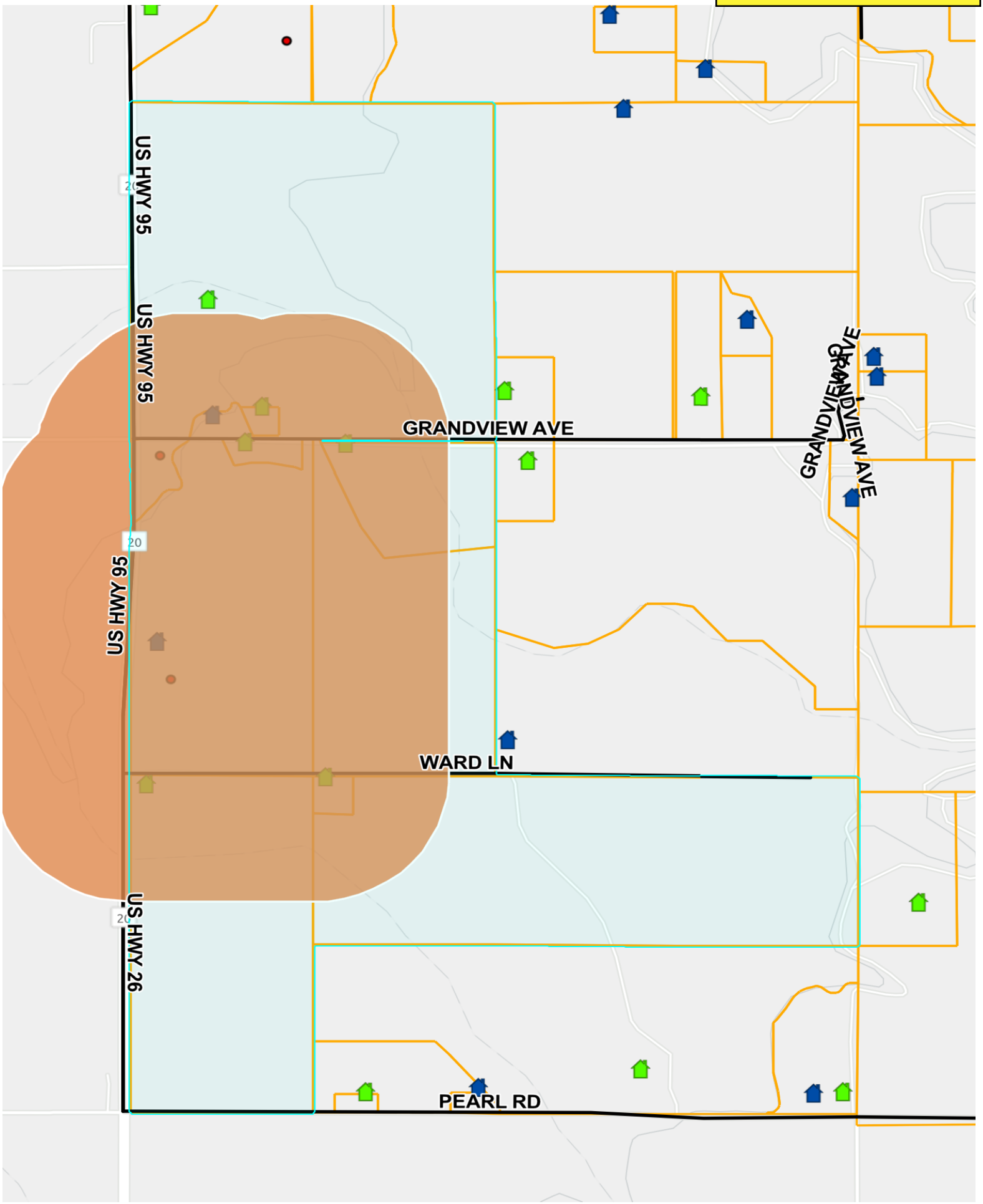


Exhibit 3C3:

Proposed Future Land Uses

- Agriculture Preservation
- Agriculture Rangeland
- Agriculture Mixed
- Residential Rural
- Commercial
- Industrial
- Recreation Sites/Areas
- Payette County Boundary
- City Limits
- Area of City Impact
- Parcels

WASHINGTON COUNTY

OREGON

GEM COUNTY

CANYON COUNTY

ADA COUNTY

Payette

Fruitland

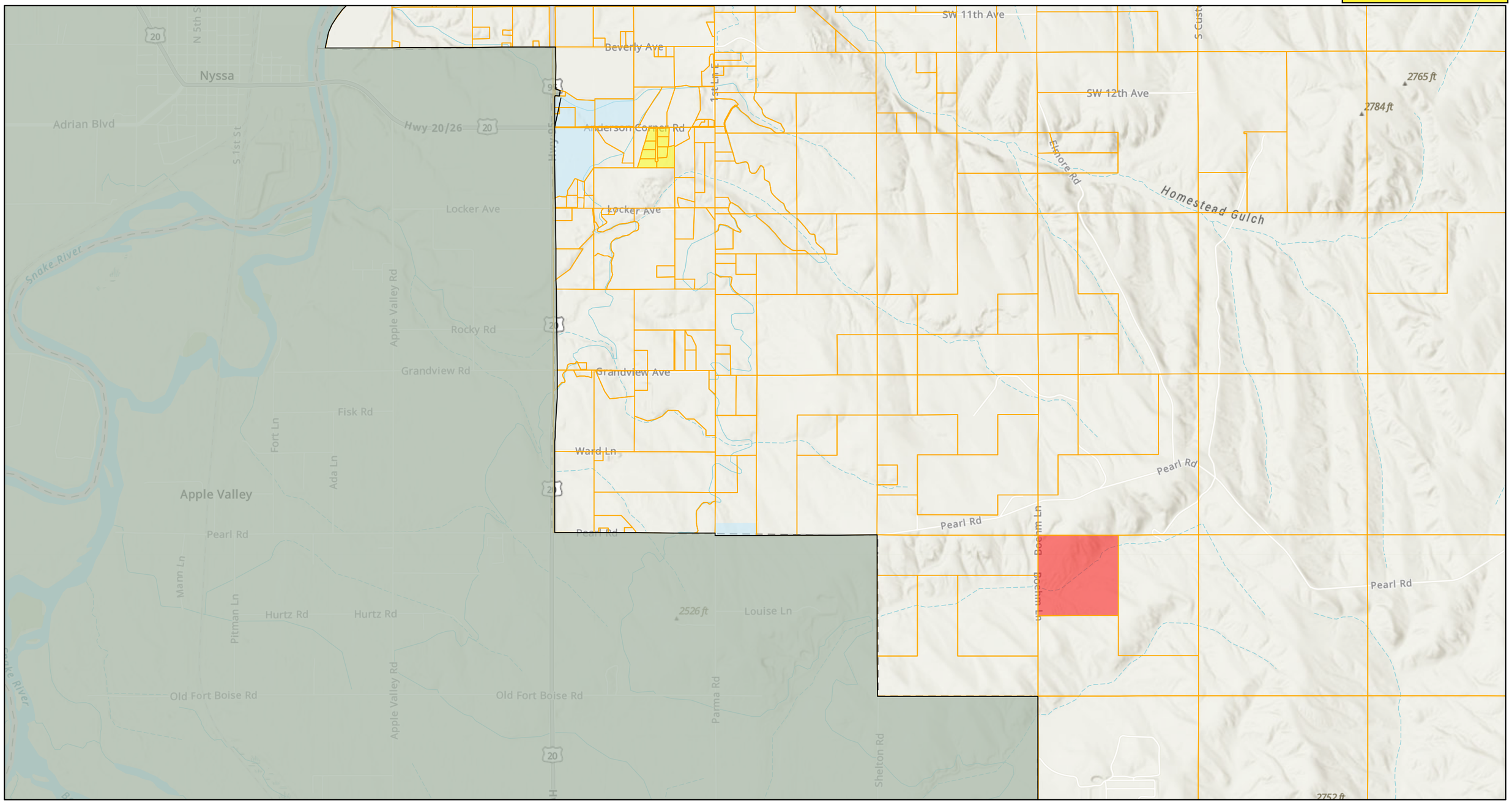
New Plymouth

Snake River

Payette River

ArcGIS Web Map

Exhibit 3C4:



4/6/2026, 4:42:06 PM

1:52,159

0 0.47 0.95 1.9 mi

0 0.75 1.5 3 km

- Payette County Mask
- Parcels

Zoning

- COMMERCIAL 1
- COMMERCIAL 2
- INDUSTRIAL 1 - LIGHT
- INDUSTRIAL 2 - HEAVY
- RECREATIONAL
- RESIDENTIAL
- World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Exhibit 3D:

EXHIBIT D

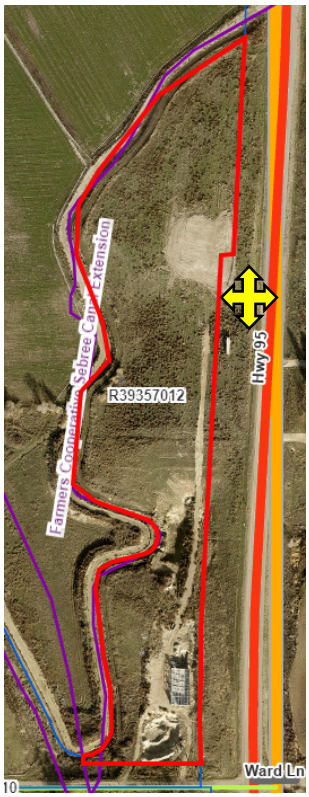
Site Visit Photos: March 25, 2026

Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 21, 2026

Site Photos: Taken March 25, 2026



Photos 1-8 taken on Highway 95 from the parcels' approach.



Photo 1: Taken on Highway 95 from the parcels approach, facing north from the subject property.



Photo 2: Taken on Highway 95 from the parcels approach, facing northeast from the subject property.



Photo 3: Taken on Highway 95 from the parcels approach, facing east from the subject property.



Photo 4: Taken on Highway 95 from the parcels approach, facing southeast from the subject property.



Photo 5: Taken on Highway 95 from the parcels approach, facing south from the subject property.



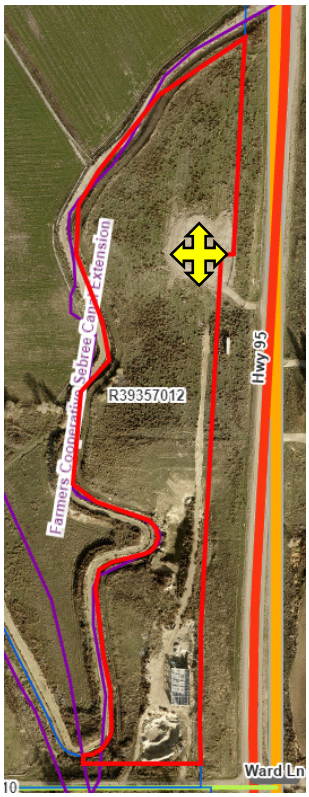
Photo 6: Taken on Highway 95 from the parcels approach, facing southwest from the subject property.



Photo 7: Taken on Highway 95 from the parcels approach facing west towards the subject property and the proposed use.



Photo 8: Taken on the parcels approach facing west towards the subject property and the proposed use.



Photos 9-11 taken on the subject property.



Photo 9: Taken on the subject property facing north towards the proposed use.



Photo 10: Taken on the subject property facing west towards the proposed use.



Photo 10: Taken on the subject property facing south. In this photo, you can see the property owner's primary residence.



Photo 11: Taken on the subject property facing east towards Highway 95.

Exhibit 3E:

EXHIBIT E

Agency Comments Received by: May 11, 2026

Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 21, 2026

Exhibit 3E1:

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

Brad Little, Governor
Jess Byrne, Director

December 1, 2025

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

Subject: Agency Notice CU2025-0031 / Hansen

Dear Ms. Lewter:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

- 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) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

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

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

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit 3E2:

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

December 4, 2025

Amber Lewter
Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605

VIA EMAIL

Development Application	CU2025-0031
Project Name	Hansen Slaughterhouse
Project Location	Parcel R39357012
Project Description	Slaughterhouse
Applicant	Lucas Hansen

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

1. ITD does not have any concerns with the proposed project, so long as the following requirements are met:
    a. Any access onto a state highway will need to be permitted through our online system, which can be found here.
    b. A commercial two-way approach will need to meet current specs, which include:
        i. Width between 25'-40'
        ii. Radii between 30'- 40'
        iii. Paving the approach and any part of the driveway that is within ITD's right-of-way
            1. ITD's ROW here is 100' from centerline
        iv. Per IDAPA 39.03.42.05, please align your new approach with one of the existing residential approaches across the highway. At a minimum, the new approach needs to be 650' north of the US-95/Ward Lane intersection.
2. 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
Development Services Coordinator
Kendra.conder@itd.idaho.gov

Exhibit 3E2.1:

Archived: Tuesday, April 28, 2026 3:08:38 PM
From: Kendra Conder
Mail received time: Tue, 7 Apr 2026 17:37:27
Sent: Tue, 7 Apr 2026 17:37:11
To: Amber Lewter
Subject: RE: [External] Agency Notice CU2025-0031 / Hansen
Importance: Normal
Sensitivity: None

Hi Amber,

The application indicates it's a relatively a small operation so I don't expect any traffic concerns. I've talked with Dan about trying to be more thorough in my responses, so moving forward you should see more in-depth responses from me! But for this one I'll do my best to explain the reasoning.

When applications don't provide traffic estimates, I reference our engineering manual to review trip generation. Our transportation/engineering manual doesn't have traffic data for a butcher shop, so the closest I can get for traffic estimates is a small office building in an urban area.

AM peak hour estimates (7am-9am) is 16 vehicles.
PM peak hour estimates (4-6pm) is 13 vehicles.

Based on traffic information for the most comparable business type, I don't foresee a rural butcher shop generating enough traffic to be a concern. The county is always welcome to require additional traffic analysis even if ITD does not!

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



From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, April 6, 2026 11:40 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: RE: [External] Agency Notice CU2025-0031 / Hansen

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Kendra,

Is there any concern for the impact on traffic for this case?

Thank you,

Exhibit 3E2.2:

Archived: Tuesday, April 28, 2026 3:08:45 PM
From: Kendra Conder
Mail received time: Tue, 28 Apr 2026 18:30:13
Sent: Tue, 28 Apr 2026 18:29:55
To: Amber Lewter
Subject: [External] RE: CU2025-0031
Importance: Normal
Sensitivity: None

To my knowledge it will need to be a new access/permit. It looks like there's an old farm field approach, but it won't meet any of our standards.

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



From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, April 28, 2026 10:33 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: CU2025-0031

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Kendra,

Can you tell me if the access for the slaughterhouse is an existing access off of Hwy 95 or will the applicant need to request a new access?

Thank you,

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

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

Development Services Department (DSD)

Exhibit 3E3:

Archived: Tuesday, April 28, 2026 3:08:55 PM
From: Stevie Harris
Mail received time: Tue, 7 Apr 2026 14:52:28
Sent: Tue, 7 Apr 2026 14:52:11
To: Amber Lewter
Subject: [External] RE: CU2025-0031
Importance: Normal
Sensitivity: None

Morning Amber,

ISDA has no jurisdiction over slaughter facilities. They would need to coordinate with DEQ on the management of their waste products. It's best to reach out to DEQ.

Hope that helps.

Stevie Harris
Deputy Director - Operations
Idaho State Department of Agriculture
Ph: (208) 332-8552
F: (208) 334-2170

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, April 6, 2026 2:08 PM
To: Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>
Subject: CU2025-0031

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Stevie,

I have an application for a slaughterhouse. Could you please take a look at the application and share your comments? Is there anything that they would need to do prior to a hearing? Or just before beginning operations?

Thank you,

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

Exhibit 3E4:

Archived: Tuesday, April 28, 2026 3:09:03 PM
From: Olson, Aaron
Mail received time: Tue, 7 Apr 2026 20:25:03
Sent: Tue, 7 Apr 2026 20:24:44
To: Amber Lewter
Subject: [External] Re: Water Rights
Importance: Normal
Sensitivity: None

Hi Amber,

After taking a look at the application, they would be able to supply the business using their existing domestic well without needing a new water right as long as their water use does not exceed 2,500 gallons per day. 2,500 gallons per day is the maximum amount allowed under Idaho Code 42-111(b) that allows domestic uses to be exempt from needing a water right. If they will exceed that amount, then they would want to apply for a commercial water right. The area is open for new water rights and a preliminary check shows there are no areas of concern there.

Thanks,

Aaron

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, April 7, 2026 12:29 PM
To: Olson, Aaron <Aaron.Olson@idwr.idaho.gov>
Subject: Water Rights

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello,

Could you please review this application and see if the applicant has adequate water rights or if there is anything they will need to do? Are they able to get adequate water rights?

Thank you,

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

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

Development Services Department (DSD)

Exhibit 3E5:

Archived: Tuesday, April 28, 2026 3:09:11 PM
From: Farmers Cooperative Ditch Company Parma
Mail received time: Wed, 8 Apr 2026 17:48:46
Sent: Wed, 8 Apr 2026 11:48:23
To: Amber Lewter
Subject: [External] Re: CU2025-0031
Importance: Normal
Sensitivity: None
Attachments:
image001.png

I spoke with our Treasurer Tom Johnston,
Although our Canal runs over 200' away, this should not impact our water quality or surface runoff. As long as they are having to abide by all County regulations we have no issue with this CUP. We would be relying on the County implementing all runoff regulations as they are at a higher elevation. We would simply request that there are safeguards in place for animal waste not to run into our canal.
As they are not our shareholders, only in our impact area we do not need to sign anything.
Thank you,
Karan Eby Secretary Farmers' Cooperative Ditch Company

Karan Eby/Courtney Nelson
Secretary/Bookkeeper
Farmers Co-Operative Ditch Company
Phone: (208)722-2010

On Wed, Apr 8, 2026 at 11:35 'a0AM Farmers Cooperative Ditch Company Parma <fcdc1875@gmail.com> wrote:

> I will talk to the board members at our monthly meeting on the 18th.
>
> Thank you,
> Karan
>
> Karan Eby/Courtney Nelson
> Secretary/Bookkeeper
> Farmers Co-Operative Ditch Company
> Phone: (208)722-2010
>
> On Mon, Apr 6, 2026 at 2:11 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:
>
> > Hello,

Could you please review the application and provide comments.

Thank you,

Amber Lewter

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-454-6631

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit 3E6:

Archived: Tuesday, April 28, 2026 3:09:25 PM
From: Madelyn Vander Veen
Sent: Thursday, April 16, 2026 2:04:59 PM
To: Amber Lewter
Subject: Agency Notice CU2025-0031 / Hansen
Importance: Normal
Sensitivity: None

Hello Amber,

Regarding case CU2025-0031 / Hansen, if the use is approved, the applicant may receive an address for the slaughterhouse by submitting a building permit. An approach permit will be required. It looks like 3-8 employees will be on site for the use and customers will also be coming to and from. An address is recommended for uses that involve employees and/or customers on site so that emergency services can quickly and accurately locate the site in an emergency situation.

Thanks,

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

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am – 5pm
Wednesday: 1pm – 5pm
PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit 3E7:

Archived: Tuesday, April 28, 2026 3:09:34 PM
From: Lucy Ostyn
Sent: Tue, 21 Apr 2026 18:13:34
To: Amber Lewter
Cc: Tom Crosby
Subject: FW: Agency Notice CU2025-0031 / Hansen
Importance: Normal
Sensitivity: None
Attachments:
30 day AGENCY notice PZ hearing.pdf

Amber,

Hopefully it isn't too late for this comment! The AG building on site (ZCA2024-0040) expired and received no inspections.

If they plan on using this structure for the slaughterhouse: a commercial change of occupancy will be required for the structure.
If they plan on building new: the AG building should be rectified and a new commercial building permit should be pulled for the new structure.

Thank you,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 16, 2026 10:28 AM
To: 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com' <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>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'fcdc1875@gmail.com'

Exhibit 3E8:

Archived: Tuesday, April 28, 2026 3:09:43 PM
From: Anthony Lee
Mail received time: Wed, 22 Apr 2026 20:41:23
Sent: Wed, 22 Apr 2026 20:41:05
To: Amber Lewter
Cc: Mitch Kiester
Subject: RE: [External] RE: Agency Notice CU2025-0031 / Hansen
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Notes.Signed.04.22.2026.pdf

Hi Amber,

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? **A subsurface sewage disposal permit has been issued and is consistent with the total wastewater design flow specified in the approved Letter of Intended Use.**
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 in accordance with IDAPA 58.01.03.**

Please see the attached pre-development notes from 04/22/2026.

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: Anthony Lee
Sent: Wednesday, April 8, 2026 3:44 PM
To: 'Amber Lewter' <Amber.Lewter@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0031 / Hansen

Hi Amber,

Actually, I am still waiting on the applicant to schedule a pre-development meeting. That is not my signature on

that agency acknowledgement form that was dated on 10/01/2025.

Thank you,

Check out our new online self-service portal here! PORTAL
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, April 8, 2026 11:51 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0031 / Hansen

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Hi Anthony,

Could I get the pre-development notes? Also, are there provisions through SWDH that the applicant will have to take to sell retail of the meat?

Thank you,

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

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

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a

Exhibit 3E8.1:

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

Pre-Development Meeting

Name of Development: Slaughter House

Applicant: Lucus Hansen

P.E./P.G.: _____

Others In Attendance: _____

of Lots: 1 Wastewater Flow: 639 Gallons Acreage Proposed: 11.30

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

Parcel # : R39357012

Project in Area of Concern: Not located in a NP area Groundwater/Rock <10': >10' GW

Level 1 NP Study Required: ☐ Yes ☑ No ☐ Pending

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☐ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☐ NP Guidance ☑ Non-Domestic WW AP ☐ Pending

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss the proposed development of a slaughterhouse facility consisting of processing up to 36 animals with five (5) employees on an 11.30-acre parcel.

The parcel is not located within a designated Nitrate Priority Area; therefore, a Nutrient Pathogen (NP) Study is not required.

A Letter of Intended Use has been submitted and approved by SWDH and the Idaho Department of Environmental Quality (IDEQ), and a subsurface sewage disposal permit has been issued for the proposed use.

It was identified that the originally proposed drainfield location encroaches into an area subject to vehicle traffic, which may result in soil compaction and compromise system performance. As a result, new test holes will be required in an alternate location to evaluate site suitability for a revised drainfield area that avoids vehicle traffic impacts.

An irrigation canal is located on the property; the proposed drainfield area must maintain a minimum setback of at least 50 feet from the canal in accordance with IDAPA 58.01.03.

Anthony Lee

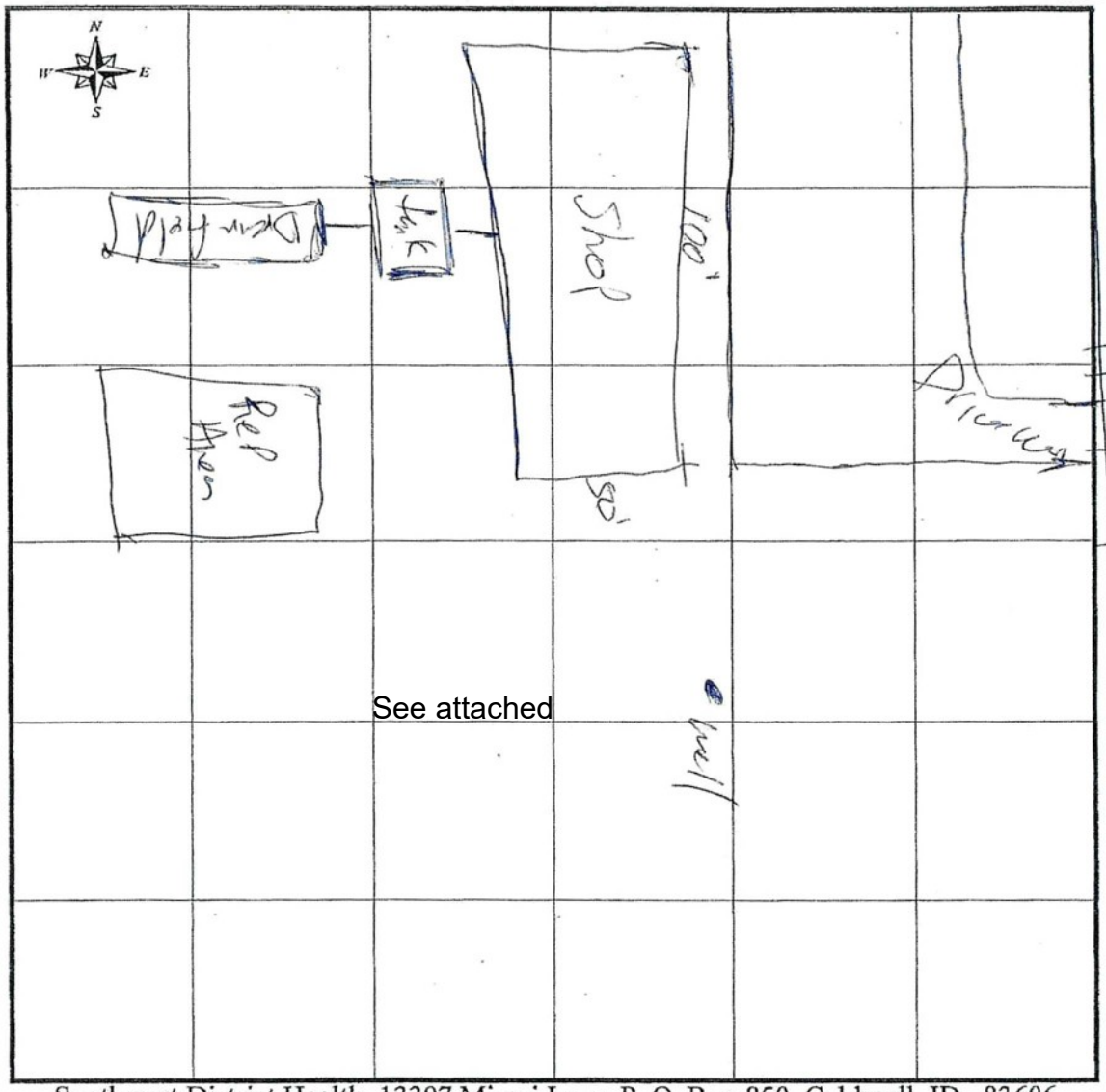
Date: 04/22/2026

Exhibit 3E8.2:

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

Please draw an aerial view of the property sho... property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

PLOT PLAN SCALE: 1" = ____'



Southwest District Health, 13307 Miami Lane, P. O. Box 850, Caldwell, ID 83606
Phone: 208.455.5400, Fax: 208.455.5405

SIGNATURE: _____ DATE: 9-25-25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)

Plot Plan Approval Date:_____ EHS Name:_____ EHS # :_____

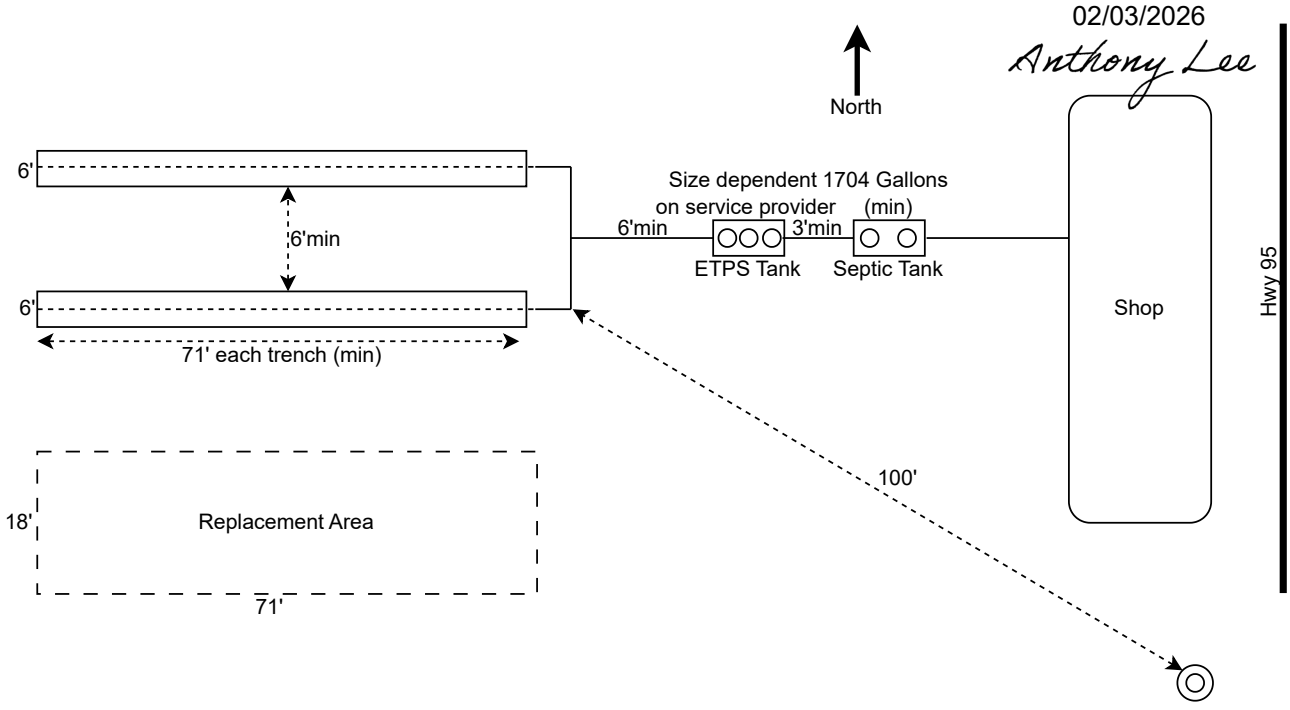

02/03/2026
Anthony Lee
North
6'
6'min
6'
71' each trench (min)
Size dependent 1704 Gallons
on service provider
(min)
6'min
3'min
ETPS Tank
Septic Tank
Shop
Hwy 95
100'
18'
Replacement Area
71'

Exhibit 3E8.3:

Archived: Wednesday, April 29, 2026 3:27:11 PM
From: Anthony Lee
Mail received time: Wed, 29 Apr 2026 20:00:11
Sent: Wed, 29 Apr 2026 19:59:56
To: Amber Lewter
Cc: Mitch Kiester
Subject: RE: [External] RE: Agency Notice CU2025-0031 / Hansen
Importance: Normal
Sensitivity: None

Hi Amber,

A septic permit was issued to account for blood waste and had approval from DEQ.

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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, April 29, 2026 1:57 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0031 / Hansen

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Hi Anthony,

Thank you for sending this over to me. I was checking with the applicant on what he was going to do with the waste that cannot be picked up such as the blood. He said that he had to get a special septic permit for such items. Can you confirm this is correct?

Thank you,

Amber Lewter

Exhibit 3E9:

Archived: Wednesday, April 29, 2026 3:29:27 PM
From: Ricky Galvan
Mail received time: Wed, 29 Apr 2026 13:20:55
Sent: Wednesday, April 29, 2026 7:20:57 AM
To: Amber Lewter
Subject: [External] Licensing Resources for Meat Processors
Importance: Normal
Sensitivity: None
Attachments:
Meat Processing SOP.pdf; WSDA Information (1).pdf;

Hi Amber,

Attached you will find more resources for the client regarding the processing of meat.

Let me know if you have any questions.

Thanks!

SOUTHWEST DISTRICT HEALTH
Ricky Galvan | Environmental Health Specialist
o 208.795.6023 | c 208.899.1288
ricky.galvan@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

Healthier Together

Exhibit 3E9.1:

IDAHO FOOD PROTECTION PROGRAM

IDAHO'S LICENSING GUIDANCE TABLE
FOOD PROCESSING AND STORAGE

Type, code, description	License	Notes
615-010 Food Processor: Manufacturer of food for wholesale distribution. Does not provide food directly to consumer. Licensure for processors is required whether food is potentially hazardous or non-potentially hazardous. Risk category should be assigned based on type of food and processing. For example, candy or cookies would be medium risk and refrigerated salsa would be high risk.	**Yes**	Health District will license and inspect for first year of operation, EXCEPT for: • Low-acid canned food • Acidified food (except those requiring refrigeration) • Juices • Seafood • Salvage operations • Any meat processing (which must be USDA inspected) Information related to interstate sales must be collected during annual inspection. After first year of operation, firm may be referred to FDA for jurisdiction. Please see Appendix B for protocol on referring firms to FDA.
615-010: Ice processor. Manufacture of ice for wholesale distribution.	**Yes**	Licensing required. High risk or medium risk, depending on water source
615-020: Beverage Bottling: Manufacture and bottling of beverages for wholesale distribution.	**Yes**	See note above. High or medium risk, depending on beverage.
615-030: Multi-warehouse: A wholesale storage facility where food is stored prior to distribution.	**Yes**	See note above. Medium risk
615-030 Storage locker: A wholesale storage facility with food held refrigerated or frozen	**Yes**	Licensing required if operation is intrastate. Medium risk
615-030 Rabbit or poultry processing: Any number of rabbits and less than 20,000 poultry per year sold **intrastate** only	**Yes**	Licensing required for processing facility, with special conditions on inspection and labeling per written guidelines and Idaho Food Code Section 3-201.11. High risk
Custom Meat Processor	**No**	USDA jurisdiction, except that any retail sales are licensed by the health district (612-073,

		medium risk). Meat sold retail must be from a plant with continuous USDA inspection.
Retail Meat Vendor	**Yes**	USDA inspection does not extend to retail sales of meat.
615-020 Water processing and bottling: A facility that processes and distributes water wholesale	**Yes**	Licensing by health district for first year of operation. High risk or medium risk.

IDAHO FOOD PROTECTION PROGRAM

IDAHO'S LICENSING GUIDANCE TABLE
SCHOOL LUNCH AND ASSOCIATED OPERATIONS

Type, code, description	License	Notes
616-090 Elementary schools, private or public, with preparation of PHF	**Yes**	Highly susceptible population makes this type of facility high risk.
616-091 Middle or high schools, private or public, with preparation of PHF	**Yes**	Usually medium risk.
616-091 Satellite school lunch facilities	**Yes**	Food is prepared at another licensed location and transported hot or cold. Medium risk.
616-091 School warehouse: Storage facility of PHF for a school or a school district	**Yes**	No licensing is required if only non-PHF stored. Medium risk.

VENDING OPERATIONS

605-041 Commissary for food vending operation with PHF	**Yes**	License required for base of operation where food is prepared and stored prior to delivery to vending machines. Medium risk.
605-041 Vending machines with PHF	**Units Of Commissary**	License for commissary includes all machines with PHF's. Machines are not licensed separately, but a representative number of machines are inspected when the commissary is inspected. Medium risk.
605-041 Vending machines that are treating municipal drinking water and customer fills a container to take home.	**Maybe**	If the food establishment where the water vending machine is located does not assume responsibility for the machine under its license, it may be licensed separately. Medium risk.

Exhibit 3E9.2:

The USDA typically regulates the following business types:

- Slaughterhouses; Meat Processors; Poultry Processors; Egg Processors; Food Processors whose products contain meat (See Examples of Food Product Jurisdiction Table)

Food products with the following characteristics are regulated by the USDA.

- Contains >2% cooked meat
- Contains >3% raw meat
- Contains >30% fat, tallow or meat extract
- Contains >2% cooked poultry
- Contains >10% cooked poultry skins, giblets, fat

Examples of Business Regulation

Business	Description of Operations	Federal Jurisdiction
Meat Product Processor	Producer of frozen meat pies, bone broth, steak delivered via mail	USDA
Poultry Product Processor	Poultry processor	USDA
Egg Product Processor[1]	Produces dried, freeze dried, frozen, liquid, & egg substitutes	USDA
Egg Processing Plant	Egg washing, sorting, packing	FDA
Slaughterhouse[2,3] (For Amenable Species or Voluntary/Fee-For-Service Inspection)	Slaughter and processing of carcasses for sale.	USDA
Commissary for Retail Outlets	A commissary produces deli meats to sell at multiple delis, all owned by the same company. Products are shipped ready-to-eat.	FDA
Restaurants and Retail Establishments	Retail establishment that sells meat to typical consumers in retail quantities	Department of Health (County/State)

[1]Egg products amenable to the Egg Products Inspection Act are prepared from shell eggs of domesticated chickens, turkeys, ducks, geese, and guineas.

[2]Amenable Species

[3]Voluntary/Fee-For-Service Inspection: reindeer, elk, deer, antelope, water buffalo, bison, rabbits, migratory waterfowl, and game bird products.

Examples of Food Product Jurisdiction

Product	Jurisdiction
Burritos (Containing > 2% Cooked Meat or Poultry)	USDA
Casings, Natural	FDA
Cheese and Meat/Poultry Separated in Package and Total Package Has More > 2% Cooked Meat	USDA
Cheese Balls That Contain <50% Meat/Poultry	FDA
Cheese Balls That Contain >50% Meat/Poultry	USDA
Dried Meat/Poultry Soup Mixes	FDA
Fajita Meat/Poultry in a Tortilla	USDA or FDA[5]
Hot Dog - Bagel Dogs	FDA[4]
Hot Dog - Corndogs	USDA
Hot Dog - Pretzel Dogs	USDA
Hot Dog in a Bun	FDA
Hot Pocket Type Sandwiches that Contain >2% Cooked Meat	USDA
Kits – with separate components (to include meat and poultry)	

- Salad Kit - Breakfast Scramble Kit - Slow Cooker (Crock Pot) Kit - Meat Kit * Package disassembly may be required for verification.	Depends. These kits can be assembled in an FDA or USDA facility. The secondary packaging is not required to have the USDA Mark of Federal Inspection; however, it still can contain the mark. If the secondary packaging does not have the USDA Mark of Federal Inspection, the primary packaging that contains the meat or poultry item must contain the mark.
Pot Pies: Frozen Meat or Poultry	USDA
Product derived from exotic/non-amenable species that contain > 3 percent raw amenable meat	USDA
Products Prepared from Wild Boar from Feral Swine	USDA
Sandwiches[6]: Closed Face Sandwiches (Regardless of the Contents) --Typical "closed-faced" sandwiches consisting of two slices (top and bottom) of cooked grain-based sections that enclose a meat or poultry filling. They are ready-to-serve, hand-held products consisting of, but not limited to the following: Bread, A Bagel, A Biscuit, A Bun, A Croissant, An English Muffin, Pancakes/Hotcakes, Waffles	FDA * Producer can request a voluntary inspection from USDA.
Sandwiches[6]: Closed faced that are cut into wedges, and placed into packaging with the contents displayed (Containing Meat or Not)	FDA * Producer can request a voluntary inspection from USDA, if the sandwich contains meat or poultry.
Sandwiches[8]: Dinners containing a sandwich type product, e.g., a frankfurter, hamburger, or sliced poultry meat with a bun	USDA
Sandwiches: Sliced Egg	FDA
Sandwiches[7]: Open Face Sandwich (If it contains meat or poultry)	USDA
Spaghetti Sauce (>2% meat)	USDA
Stromboli	USDA

[4] Some products that are exempted from USDA jurisdiction based on the criteria above include stocks or broths prepared with "relatively small amounts" of meat or poultry, bouillon cubes, dehydrated meat soups, cheese balls with pepperoni, pork and beans, closed-face sandwiches, mince meat, bagel dogs, and pepperoni rolls. A condition for the application of these exemptions is that product exempt from USDA jurisdiction must still be prepared with USDA inspected meat or poultry product or meat or poultry from an inspection system equivalent to the USDA inspection system. In addition, generally, any product exempted from USDA jurisdiction cannot be represented as a meat food or poultry product, except as provided in the meat or poultry regulations. A product is deemed as representing a meat food or poultry product if a term representing meat or poultry is used on labeling, e.g., in the product name, without appropriate qualification.

[5] FDA jurisdiction as long as the strips of meat in question come bundled in a tortilla.

[6] **Definition of Sandwich - Closed:**
Product must contain at least 35 percent cooked meat and no more than 50 percent bread. Sandwiches are not amenable to inspection. If inspection is requested for this product, it may be granted under reimbursable Food Inspection Service.

Typical "closed-faced" sandwiches consisting of two slices of bread or the top and bottom sections of a sliced bun that enclose meat or poultry, are not amenable to the Federal meat and poultry inspection laws. Therefore, they are not required to be inspected nor bear the marks of inspection when distributed in interstate commerce.

[7] **Definition of Sandwich - Open:**
Must contain at least 50 percent cooked meat. Sandwiches are amenable only if they are open faced sandwiches. Product must show a true product name, e.g., "Sliced Roast Beef on Bread."

This regulatory policy in no way alters the Department's present policy with respect to caterers who include meat sandwiches in their dinners.

[8] **Definition of Sandwich (Meat or Poultry Components of "Dinner Products"):**
Dinners containing a sandwich type product, e.g., a frankfurter, hamburger, or sliced poultry meat with a bun, are amenable and subject to inspection.

How do I know if a meat, poultry or egg products have been inspected by the USDA?

The following Marks of Inspection will be applied to the product.
***The numbers "38", "00" and "42" are examples only. The number changes, depending upon where the inspection was performed.**

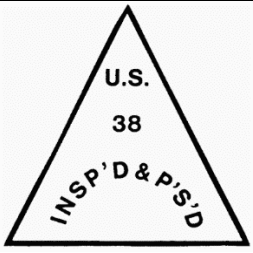
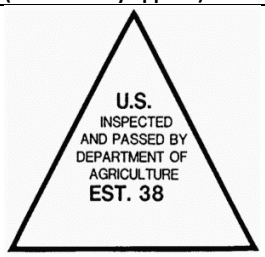
MEAT

See 9 CFR 312.2 for further details		See 9 CFR 327.26 for further details	
Livestock Carcasses:	**Finished Products:**	**Import mark stamp on cattle, sheep, swine, and goat carcasses, primal parts, and cuts, not in containers that are offered for entry.**	**Import mark stamp on outside containers of meat and meat food products prepared from cattle, sheep, swine, and goats that are offered for entry.**
			

RABBIT
(Voluntary Inspection)

See 9 CFR 354.65
Inspected and certified edible products


EXOTIC ANIMALS
(Voluntary Inspection)

See 9 CFR 352.7	(See 9 CFR 352.7)
Exotic Carcasses and Parts	**Exotic Carcasses and Parts (mechanically applied)**
	

CUSTOM EXEMPT - MEAT
****CONNOT BE SOLD INTO COMMERCE**

(See 9 CFR 303.1)
Custom Prepared Carcasses and Parts
NOT FOR SALE

POULTRY and RATITES

See 9 CFR 381.96	See 9 CFR 381.204
Carcasses and Parts:	**Import mark stamp on poultry products offered for entry.**
	

EGG PRODUCTS

See 9 CFR 590.413	See 9 CFR 590.940
Egg Products	**Import mark stamp on egg products offered for entry.**
	

What is the definition of amenability?

The Federal Meat Inspection Act (FMIA) and Poultry Products Inspection Act (PPIA), and their implementing regulations, provide for certain exemptions from USDA jurisdiction (and, therefore, inspection), e.g., products prepared for human consumption that contain meat or poultry ingredients in relatively small proportions, or are not considered by consumers to be products of the meat or poultry industry. Generally, the USDA has determined by policy that the "relatively small proportions" of livestock ingredients are: 3 percent or less raw meat; less than 2 percent cooked meat or other portions of the carcass; or 30 percent or less fat, tallow or meat extract, alone or in combination. In the case of poultry, the ?relatively small proportions" are: less than 2 percent cooked poultry meat; less than 10 percent cooked poultry skins, giblets or fat, separately; or less than 10 percent cooked poultry skins, giblets, fat and poultry meat (limited to less than 2 percent) in any combination (refer to 9 CFR 381.15(a)).

For dried products containing poultry, these percentages are computed on the basis of the moist cooked chicken in the ready to serve product when prepared according to the directions on the consumer package. Regarding the second exemption criterion, the USDA has determined the application of the historical perception" criterion to food products containing meat or poultry on a case-by-case basis.

What are the amenable species?
The amenable species are cattle, sheep, swine, goats, horses, mules, other equines, domesticated chickens, turkeys, ducks, geese, guinea, ratites (ostrich, emu and rhea), squabs, and siluriformes (catfish, swai, basa, etc.)

Nonamenable or non-amenable species are exotic species under voluntary inspection.
Examples include bison, domestic rabbits, domestic deer, pheasant, quail, and captive raised waterfowl. Effective September 13, 2021, “exotic animal" means any reindeer, elk, deer, antelope, water buffalo, bison, buffalo, or yak (9 CFR 352.1(k)). The rule also updates the definitions of the other exotic animal classes to better align with current taxonomy. Voluntary inspection is handled under the *Agriculture Marketing Act.*

When is a meat food product considered adulterated?

- Was prepared, packed or held under insanitary conditions;
- is for any reason unsound, unhealthful, unwholesome or unfit for human food;
- consists in whole or part of any filthy, putrid, or decomposed substance;
- may have been rendered injurious to health; or
- bears or contains any poisonous or deleterious substance which may render it injurious to health (i.e. undeclared allergen, chemical residue).

A meat food product is economically adulterated when any valuable constituent, in whole or in part, has been omitted or removed, or in which a less valuable substance has been substituted.
A meat food product is misbranded if its label is false or misleading, or if it does not contain the required labeling features**.**

Can State-inspected products that are not amenable to the Federal Meat Inspection Act or the Poultry Product Inspection Act be transported in interstate commerce?
Perhaps, if in compliance with FDA and State laws and requirements. Food products from non-amenable species (e.g., bison, quail) fall under the jurisdiction of the Food and Drug Administration (FDA). FDA-regulated products may move in interstate commerce in accordance with FDA regulations. States can require that non-amenable species receive State inspection. However, State or voluntary FSIS inspection does not alter the species amenability as it relates to the FMIA, PPIA or FSIS regulations. Thus, interstate movement of State-inspected or voluntary FSIS-inspected non-amenable product will be dictated by FDA and State laws and requirements.

Who inspects egg products?
Since 1995, the Food Safety and Inspection Service (FSIS) of the United States Department of Agriculture (USDA) has been responsible for the inspection of egg products. In 1970 Congress passed the Egg Products Inspection Act (EPIA), which provides for the mandatory continuous inspection of the processing of liquid, frozen, freeze dried, dried egg products and egg substitutes.

From 1970 to 1995 the Poultry Division of USDA's Agricultural Marketing Service inspected egg products. FSIS inspects all egg products, with and without added ingredients, with the exception of those products exempted under the Act. Officially inspected egg products will bear the USDA inspection mark. The Department of Health and Human Services' Food and Drug Administration is responsible for the inspection of imitation eggs, and similar products which are exempted from continuous inspection under the EPIA.

What are the exemptions from USDA FSIS inspection?
The FMIA, in 21 U.S.C. 623(a), exempts from routine Federal inspection:

- Livestock slaughtered for personal use
- Livestock custom slaughtered or prepared

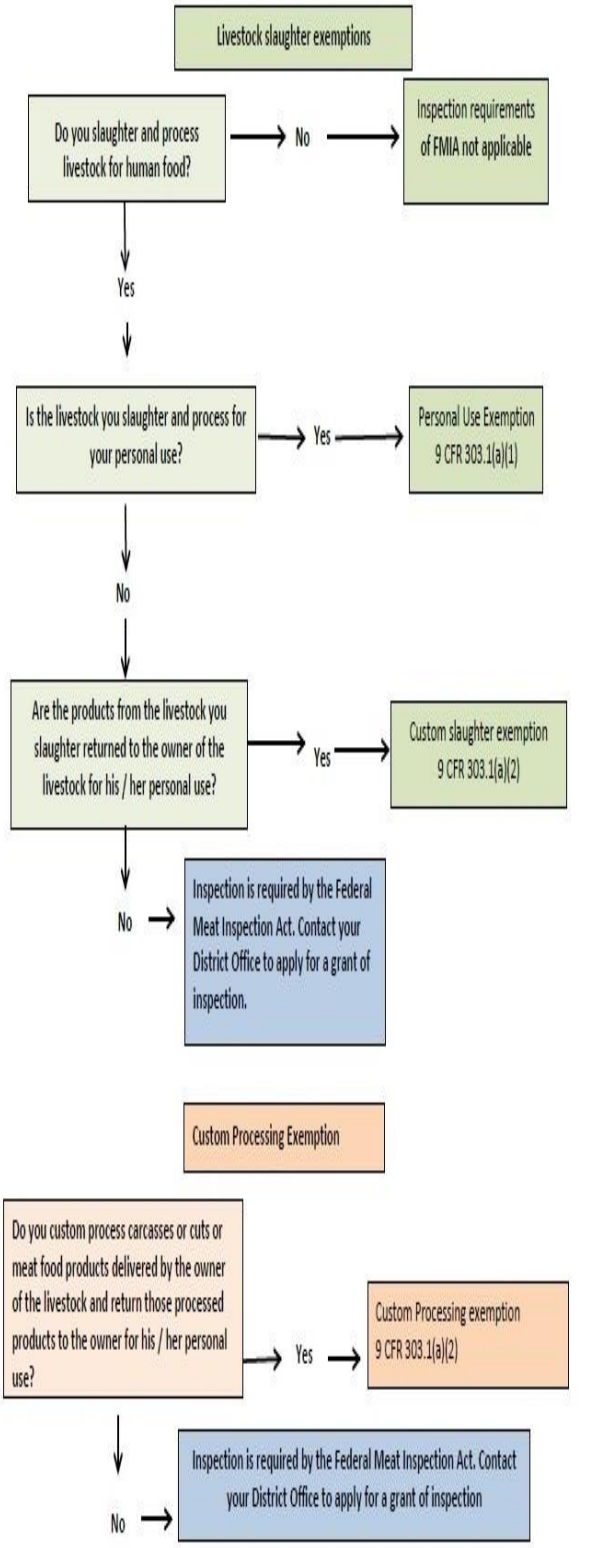
The FMIA, in 21 U.S.C. 661(c)(2), exempts from routine Federal inspection, operations of types traditionally and usually conducted at:

- Retail stores
- Restaurants
- Restaurant central kitchen facilities
- Caterers

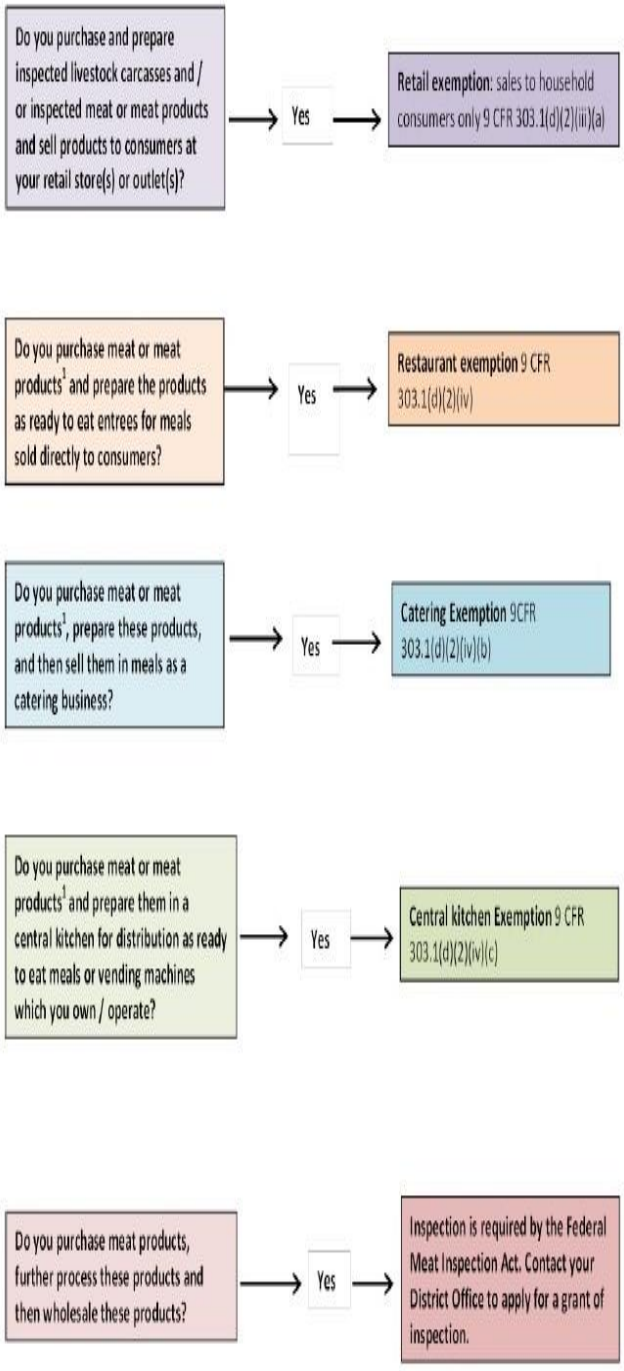
Determining Livestock slaughter exemptions

How do I determine if I am eligible for one of these exemptions?

In order to determine whether your livestock slaughter or meat processing operation qualifies for an exemption from the Federal Meat Inspection Act, ask yourself the question in the bold type and then follow the appropriate Yes or No response arrow.



In order to determine whether your retail, restaurant, central kitchen or catering operation qualifies for an exemption from the Federal Meat Inspection Act, ask yourself the question in the bold type and then follow the appropriate response arrow.



[1] Must start with inspected and passed product or raw product prepared at a retail exempt store

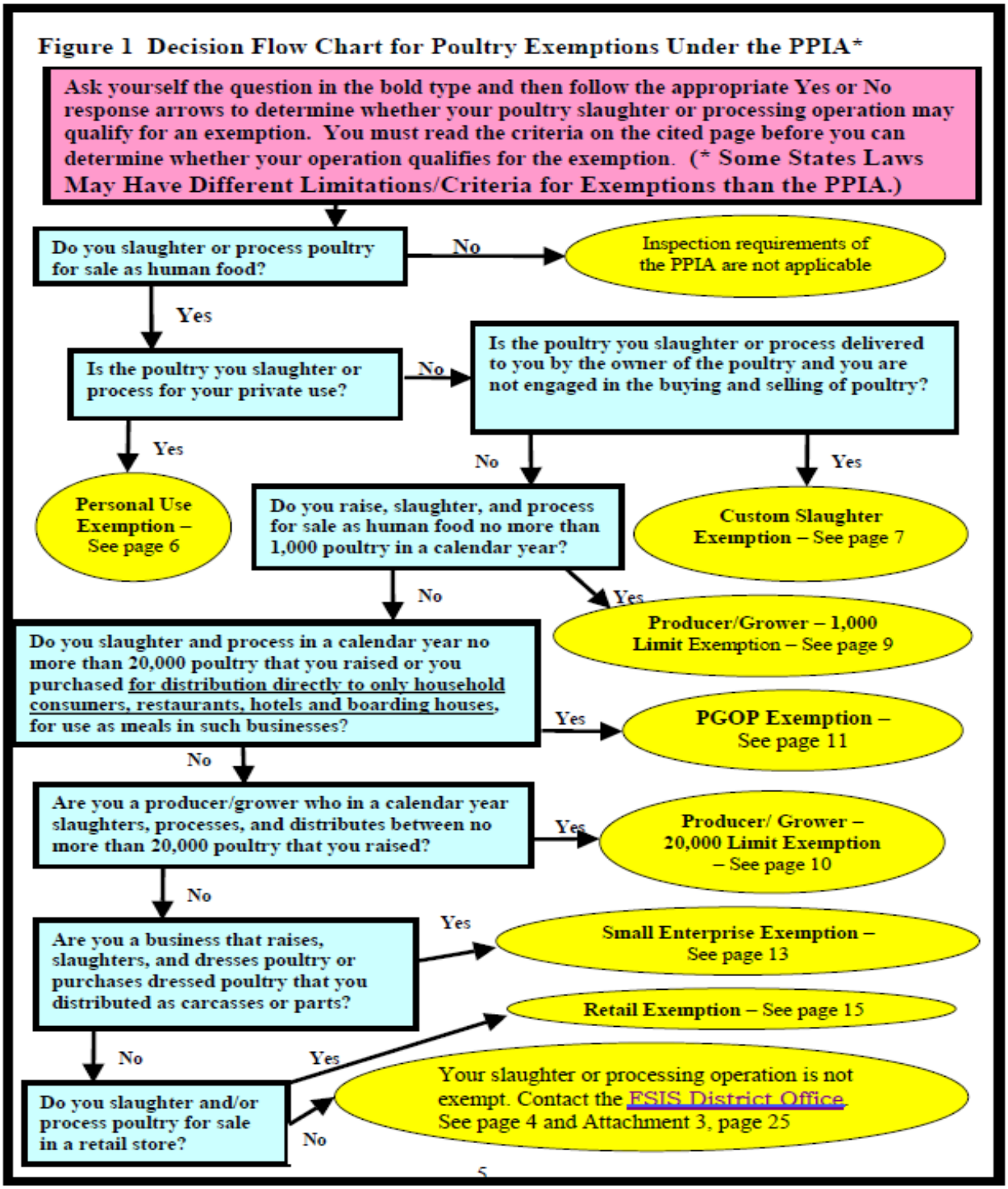
Poultry Exemptions

The term "exempt" means that certain types of poultry slaughter and processing operations qualify to operate without the benefit of Federal inspection on a daily basis, and a grant of Federal inspection is not required. However, the Poultry Products Inspection Act (PPIA) does not exempt any person slaughtering or processing poultry from the provisions requiring the manufacturing of poultry products that are not adulterated and not misbranded.

Exempt slaughtered poultry or poultry products cannot be sold, offered for sale, transported, or offered for transportation between States, a.k.a. via interstate commerce.

Poultry exempt operators are required to operate and be maintained in a manner that prevents the creation of insanitary conditions and ensures that the product is not adulterated. Sanitary requirements can be found under the PPIA Section 464(c)(2); Title 9 CFR 381.10(a)(7) and 416.2-416.5 and the Food Safety Inspection Service's (FSIS) *Sanitation Performance Standards Compliance Guide,* dated October 13, 1999.

If your operation qualifies for a specific exemption, no deviations of the parameters of that specific exemption may occur for one calendar year, after your choice is made. You will not be authorized to change between the varying exemptions when the same calendar year.



Summary of Table of Exemptions and Limitations - Poultry								
Criteria	**Personal Use**	**Custom**	**Producer Grower – 1,000 Bird Limit**	**Producer Grower – 20,000 Bird Limit**	**Producer Grower or Other Person**	**Small Enterprise 20,000 Bird Limit**	**Retail Dealer**	**Retail Store**
Slaughter Limit	NONE	NONE	YES 1,000	YES 20,000	YES 20,000	YES 20,000	YES ZERO	NONE
Processing	YES	YES	YES	YES	YES	CUT UP ONLY	CUT UP ONLY	YES
75 lb. Sale Limit to Consumer	NO SELLING	NO SELLING	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	YES
150-lb. Limit to HRI	NO SELLING	NO SELLING	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	YES
25% of Total product/75 % HRI Sale	NO SELLING	NO SELLING	NO LIMIT	NO LIMIT	NO LIMIT	N/A	YES	YES
Can Sell to any Customer	NO	NO	YES	YES	NO	YES	NO	NO
Can Sell to HRI	NO	NO	YES	YES	NOT TO ALL HRI[1]	YES	YES	YES
Sell to Distributor	NO	NO	YES	YES	YES	YES	NO	NO
Sell to Retail Store	NO	NO	YES	YES	NO	YES	NO	NO
Intra-State Distribution	NO	NO	YES	YES	YES	YES	YES	YES
Inter-State Distribution	NO	NO	NO	NO	NO	NO	YES[2]	NO[2]

[1] Product produced under the Producer/Grower or Other Person Exemption may not be sold to institutions.

[2] Only poultry products derived from federally inspected and passed poultry may be transported in interstate commerce.

Table of Exemptions and Limitation - Poultry

EXEMPTION	Customer(s) that the exempted poultry may be sold to.	Limitations: 1. on amount poultry product produced under the exemption 2. 25% or less exempt sales to HRIs 3. calendar year total sales dollar limitation 4. Identification/labeling requirements	Type of operations exempt: 1. Slaughter, 2. Processing, 3. Cut-up only.
Personal Use	Personal Use exempt poultry products may not be sold or donated for use as human food to any customer or consumer. The poultry is for the exclusive private use of the owner	1 – No limit 2 & 3 – No sales of poultry permitted 4 – The statement "Exempt P.L. 90-492" and producer's name and address on shipping contains	1. Slaughter 2. Processing.
Custom Slaughter/ Processing	Custom Slaughtered exempt poultry products may not be sold or donated for use as human food. A custom slaughter may not engage in the business of buying or selling poultry used for human food	1 – No limit 2 & 3 – No sales permitted 4 – The statement "Exempt P.L. 90-492" and the producer's name and address on shipping containers.	1. Slaughter, 2. Processing other person's poultry.
Producer Grower 1,000 bird limit	Limited Provision of the Act apply May sell to any person, must keep records -of sales (Title 9 CFR 381.175)	1 – Yes, no more than 1,000 poultry in calendar year. Of their own raising on their own farm	1. Slaughter 2. Processing of poultry grower's raised poultry for sale to customers.
Producer Grower 20,000 bird limit	Slaughters & processes on his/her premises poultry for distribution by him/her to any person The product may only be distributed in the State, territory, or DC where it was prepared	1 – Yes, may slaughter and process no more than 20,000 poultry in calendar year of their raising on their own premises. 2 – 25% HRI limitation **does not** apply 3 – Dollar limitation **not** applicable. 4 – The statement "Exempt P.L. 90-492" and producer's name and address on product when it is distributed.	1. Slaughter & 2. Processing of poultry grower's raised poultry.
Producer Grower or Other Person (PGOP)	Slaughters & processes poultry for distribution to only household consumers, restaurants, hotels, or boarding houses. The exempt product may only be distributed in the State, territory, or District of Columbia where it is prepared.	1 – Yes, no more than 20,000 poultry in calendar year. 2 &3 not applicable. 4 – The statement "Exempt P.L. 90-492" and producer's name and address are required on product when it is distributed. 5 – May not slaughter or process poultry at a facility used for slaughtering or processing by another person.	1. Slaughter 2. Processing of raised or purchased (live) poultry
Small Enterprise	No restrictions on type of customer A small enterprise may not use or distribute products from, PGOP, Retail Dealer, or Retail Store exemptions The exempt product may only be distributed in the State, territory, or DC where it is prepared.	1 – Yes no more than 20,000 poultry in a calendar year. 2 &3 --not applicable. 4 – All the features of an official label when distributed, with the exceptions that the official inspection legend cannot be used, modification of the safe handling instructions and the nutrition facts are optional, provided, the labeling does not bear nutrition or health claims. 5 – May not slaughter or process poultry at a facility used for slaughtering or processing by another person.	1. Slaughter 3. **Cut-up only**
Retail Dealer	Sales limited to household consumers, hotels, or restaurants, or similar institutions. Sales to household consumers in store must be 75% of total sales. Sales to retail markets or distributors disqualify an establishment form a Retail Exemption. Product prepared from poultry previously inspected and passed by USDA permitted to cross Stateline, move in "Commerce."	1 – No limit on pounds sold to consumers. 2 – 25% **HRI limitation applies** 3 – Dollar limitation **not** applicable. 4 – All the features of an official label, with the exceptions that the official inspection legend cannot be used, modification of the safe handling instructions and the nutrition facts are optional, provided, the labeling does not bear nutrition or health claims.	1. No Slaughter. 3. Processing limited to cutting up of previously UDSA Inspected and Passed Poultry
Retail Store	Sales limited to household consumers, hotels, or restaurants, or similar institutions. Sales to household consumers in store must be 75% of sales. Sales to retail markets or distributors disqualify an operation from a Retail Store exemption. Product prepared from product previously inspected and passed by USDA permitted to cross Stateline, move in "Commerce "Other, exempt product may only be distributed in the State, territory, or DC where it is prepared.	1 – Yes, there is a limit of 75 lbs. for household sales and a 150 lbs. limit for HRI sales. 2 – **25% HRI limitation does apply** 3 – Dollar limitation applicable.	1. Slaughter of live poultry purchased by consumer at the retail store and processed by the retail store operator in accordance with the consumer's instructions. 2. Processing

Annual Dollar Limitations for Retail Store Sales to HRI

How is industry notified of adjustments to the dollar limitations on the amount of meat and meat food products, including Siluriformes fish and fish products, and poultry and poultry products that a retail store can sell to hotels, restaurants, and similar institutions (HRI) without disqualifying itself for exemption from Federal inspection requirements?

Industry is notified of the annual dollar limitations by a notice published in the Federal Register and through the Constituent Update. The current dollar limits for calendar year 2022 can be found in the Federal Register Notice at Retail Exemptions Adjusted Dollar Limitations [FSIS-2023-0007] .

In addition, the FSIS website email subscriptions allows subscribers to sign up and receive email alerts on numerous topics, including the publication of documents in the Federal Register.

What is the FSIS policy regarding the preparation of meat products for sale to other than household consumers by retail stores?

FSIS' policy regarding whether the preparation of meat products for sale to other than household consumers by a retail store is exempt from inspection is based on what operation is employed in preparing the product, and where that operation falls under 9 CFR 303.1 (d) (2) (iii) (f). If the retail store engages in the operations of cutting up, slicing, and trimming of carcasses, halves, quarters, or wholesale cuts into retail cuts such as steaks, chops, and roasts, and freezing such cuts; grinding and freezing products made from meat; breaking bulk shipments of products; or wrapping or rewrapping such products in the preparation of retail products for sale to other household consumers, it would be exempt from inspection. 9 CFR 303.1 (d) (2) (iii) (f). The retail store would also have to make no more than 25% of its sales to other than household consumers, and its sales to other than household consumers could not exceed the dollar limits on such sales that FSIS establishes. 9 CFR 303.1 (d) (2) (iii) (b).

If a retail store cures, cooks, renders, refines livestock fat, or engages in other operations to prepare products for other than household consumers, then those operations are subject to inspection, regardless of the percent of its sales that are to other than household consumers or of the dollar amount of those sales. 9 CFR 303.1 (d) (2) (iii) (f).

Additional Information regarding the Agency policy:

This policy flows in a straightforward and direct way from the Agency's regulations. There is significant confusion, however, when the question about the Agency's policy focuses not on the operation employed in preparing the product, but on what goes into the product. In a letter in 2004, Philip Derfler, Assistant Administrator, OPPED (now OPPD), stated to Art Marquez of the State of New Mexico that the preparation of a multi-component meat product by a retail store for other than household consumers would not be covered by the retail exemption and would be subject to inspection. This letter has been interpreted to mean that the preparation of any multi-ingredient product for non-household consumers by a retail store would subject the store to inspection, including, for example, a grinding process in which a seasoning is added to the meat that is ground.

OPPD has received numerous inquiries as to whether this interpretation of the limits of the coverage of the retail exemption is correct. In response to these inquiries, OPPD has reconsidered the interpretation of 9 CFR 303.1 (d) set out in Mr. Derfler's letter. After careful consideration of the letter, the regulation, related regulations, and the Federal Meat Inspection Act, OPPD has concluded that the interpretation in Mr. Derfler's letter to Mr. Marquez is not supportable.

Tying the preparation of a multiple component meat product, regardless of what components go into that product, to the exemption from inspection is not consistent with the principle for determining the coverage of the exemption that is embodied in 9 CFR 303.1 (d). On the face of that regulation, the factor that determines whether the exemption applies is the nature of the operation used in preparing the product, not food composition. See 9 CFR 303.1 (d) (2) (i). Grinding is listed in 9 CFR 303.1 (d) (2) (i) (b) and, under 9 CFR 303.1 (d) (2) (iii) (f), is one of the operations that would remain subject to the retail exemption even if used in the production of product for non-household consumers. Mr. Derfler's letter would create an exception to the regulation if the grinding is of a multi-component product, but there is nothing in 9 CFR 303.1(d) that would provide a basis for such an exception.

It makes sense to focus on the operation used in preparing a meat product in deciding whether inspection is required. The operation will have a definitive effect on the nature of the product, and there is a need to verify that nothing that will affect the safety or wholesomeness of the food occurs in the performance of the operation. The addition of a component or an ingredient may not have such a definitive effect. For example, the addition of a curing agent to Italian sausage would affect the nature of the sausage, as well as its safety, and the modified

sausage would need to be named to reflect the fact that it is cured. See 9 CFR 319.145. However, the addition of other ingredients for the purpose of seasoning would have no effect on the nature or safety of a meat product. The addition of seasoning to beef that is ground, for example, would not affect the nature of the meat product. The product would still be ground beef. See 9 CFR 319.15. Thus, because the addition of an ingredient (component) would not necessarily have an effect on the nature of a meat product, there is no logical reason why this factor should be determinative of whether the preparation of the product at a retail store for a non-household consumer is exempt or subject to inspection.

An argument may be made, however, that the use of the words "preparation of products" in 9 CFR 303.1 (d) (2) (i) (c) was intended to cover the preparation of multi-component products. In the Federal Meat Inspection Act itself, "prepared" is defined as "slaughtered, canned, salted, rendered, boned, cut up, or otherwise manufactured or processed." The argument in support of the interpretation in Mr. Derfler's letter would be that putting together a multi-ingredient product would come within the "otherwise manufactured" part of this determination. However, the definition of "prepared" in the statute includes operations that cannot be performed at retail such as slaughter. Therefore, this definition cannot be used to decide how to interpret 9 CFR 303.1 (d) (2) (i) (c).

A more straightforward interpretation of the phrase "preparation of products" in 9 CFR 303.1 (d) (2) (i) (c) is that it is intended to be a catchall that covers any operation not otherwise listed in 9 CFR 303.1 (d) (2) (i). Interpreted in this way, the phrase would not convey any special status to multi-ingredient products. The grinding of multi-ingredient products at retail for non-household consumers would be covered by 9 CFR 303.1 (d) (2) (i) (b) and thus would be exempt from inspection.

Thus, Mr. Derfler's letter is not supported by the Agency's regulations and is hereby withdrawn and declared to be without force or effect. To reiterate, FSIS' policy regarding whether the preparation of products for sale to other than household consumers by a retail store is exempt is that the question is to be resolved based on what operation is employed in preparing the product, and where that operation falls under 9 CFR 303.1 (d) (2) (iii) (f).

Can livestock or poultry slaughtered and processed under the personal-use exemption or the custom-exemption be donated?
No, 21 USC 464(c) and §623(a) limit personal-use and custom-exempt meat and poultry product as exclusively for the individual product owner, for use in the household of such person, by him and members of his household and his non-paying guests and employees.

Are private warehouses and custom exempt operators required to submit FSIS Form 5020-1 Registration of Meat and Poultry Handlers? In other words, are these two types of businesses required to register with FSIS?
No. Neither the Federal Meat Inspection Act (FMIA), Section 203 (21 U.S.C. § 643) nor the Poultry Products Inspection Act (PPIA), Section 11(c) & (d) (21 U.S.C. § 460) require these specific business types to register with Food Safety Inspection Service (FSIS). However, the FMIA and PPIA do require that persons, firms, or corporations engaged in business, in or for commerce as a broker, renderer, animal food manufacturer, OR a wholesaler of meat or poultry products, OR public warehouse operators storing such products in or for commerce, OR buying, selling, or transporting dead, dying, disabled or diseased poultry or livestock, register with FSIS. Private warehouses, unlike public warehouses, are entities that exclusively store their own product for distribution to their retail stores. Businesses engaging in the slaughter or preparation of custom exempt product (which is not eligible for sale), and businesses storing their own product, strictly for distribution to their own retail outlets, without any wholesale sales, do not fall under any of the business types required by the FMIA and PPIA to register with FSIS.

Where can I find information and regulations for transporting livestock across state lines?
The interstate movement of livestock is regulated by the individual state receiving the animals, although the United States Department of Agriculture (USDA) has the authority to regulate interstate transport in relation to particular disease concerns or when an animal health emergency has been declared. Information about state regulations can be found here: State Regulations for Importing Animals. For further information, we recommend that you contact the State Veterinarian/animal health official for your state. Contact information is available at State Animal Health Officials.

Is it legal to sell wild game meat?
There is no law prohibiting the sale of wild game meat (venison, etc.). There are, however, laws prohibiting the sale of uninspected wild game meat. If wild game meat has received a mark of inspection by a state or federal inspection program, or it has been legally imported, then its sale is legal anywhere within the United States. Game meats that do not have a mark of inspection cannot be sold. This is the case for game meat harvested by a recreational hunter. The inspection and processing requirements will not be met, and the meat cannot be sold.

Meat from "game animals" as defined by state wildlife agencies that are harvested within that state cannot be sold. The restrictions and definitions vary from state to state. However, in most states native species (like whitetail deer) are deemed to be "game animals" while non-native species have different classifications, usually deemed "livestock." If it is restricted, then it will not be inspected and cannot be sold. However, if it is inspected then that is assurance that it is legal to sell.

What are cottage foods, IAW Idaho Law?
Cottage foods are foods made in a person's home or other designated location and sold directly to a consumer. They include foods that are defined in the Idaho Food Code as non-Time/Temperature Control for Safety (non-TCS) foods. Examples of cottage foods include: baked goods that do not require refrigeration, fruit jams and jellies, honey, fruit pies, breads, cakes that do not require refrigeration, pastries and cookies that do not require refrigeration, candies and confections that do not require refrigeration, dried fruits, dry herbs, seasonings and mixtures, cereals, trail mixes and granola, nuts, vinegar and flavored vinegars, popcorn and popcorn balls, or tinctures that do not make medicinal claims.

What are some of the more important Statues, Regulations or Guidelines that helps me understand where the rules or lines drawn?
Statues:
The Federal Meat Inspection Act - 21 U.S.C. 601 et. seq

The Poultry Products Inspection Act - 21 U.S.C. 451 et. seq

The Egg Products Inspection Act - 21 U.S.C. 1031 et. seq

The Humane Methods of Slaughter Act - 7 U.S.C. 1901 et. seq.

Regulations:

9 Code of Federal Regulations (CFR) 300-599

Guidelines:

Guidance for Determining Whether a Poultry Slaughter or Processing Operation is Exempt from Inspection Requirements of the Poultry Products Inspection Act

FSIS Guideline for Determining Whether a Livestock Slaughter or Processing Firm is Exempt from the Inspection Requirements of the Federal Meat Inspection Act

Investigations Operations Manual, 2022: Exhibit 3-1: FDA/USDA Jurisdiction

FSIS's Food Standards and Labeling Policy Book

Exhibit 3E10:

Archived: Monday, May 4, 2026 1:13:33 PM
From: Keaton Massie
Mail received time: Fri, 1 May 2026 15:02:35
Sent: Fri, 1 May 2026 15:01:51
To: Michael Stowell Amber Lewter Amber Lewter
Subject: [External] Re: CU2025-0031
Importance: Normal
Sensitivity: None
Attachments:
R39357012 Response Times 2.pdf R39357012 Response Times.pdf

Hello Amber!

Chief Stowell asked that I respond to this email. I have created a response time map for this parcel. https://arcg.is/1LKvbr3 For convenience, I also have attached two PDFs that show the response times. I believe this particular parcel lies in Parma Fire District and they would have a faster response time then us.

Please let me know if you have any questions!

Thank you,
Capt. Keaton Massie

From: Michael Stowell <mstowell@ccparamedics.com>
Sent: Tuesday, April 28, 2026 1:01 PM
To: Keaton Massie <kmassie@ccparamedics.com>
Subject: FW: CU2025-0031

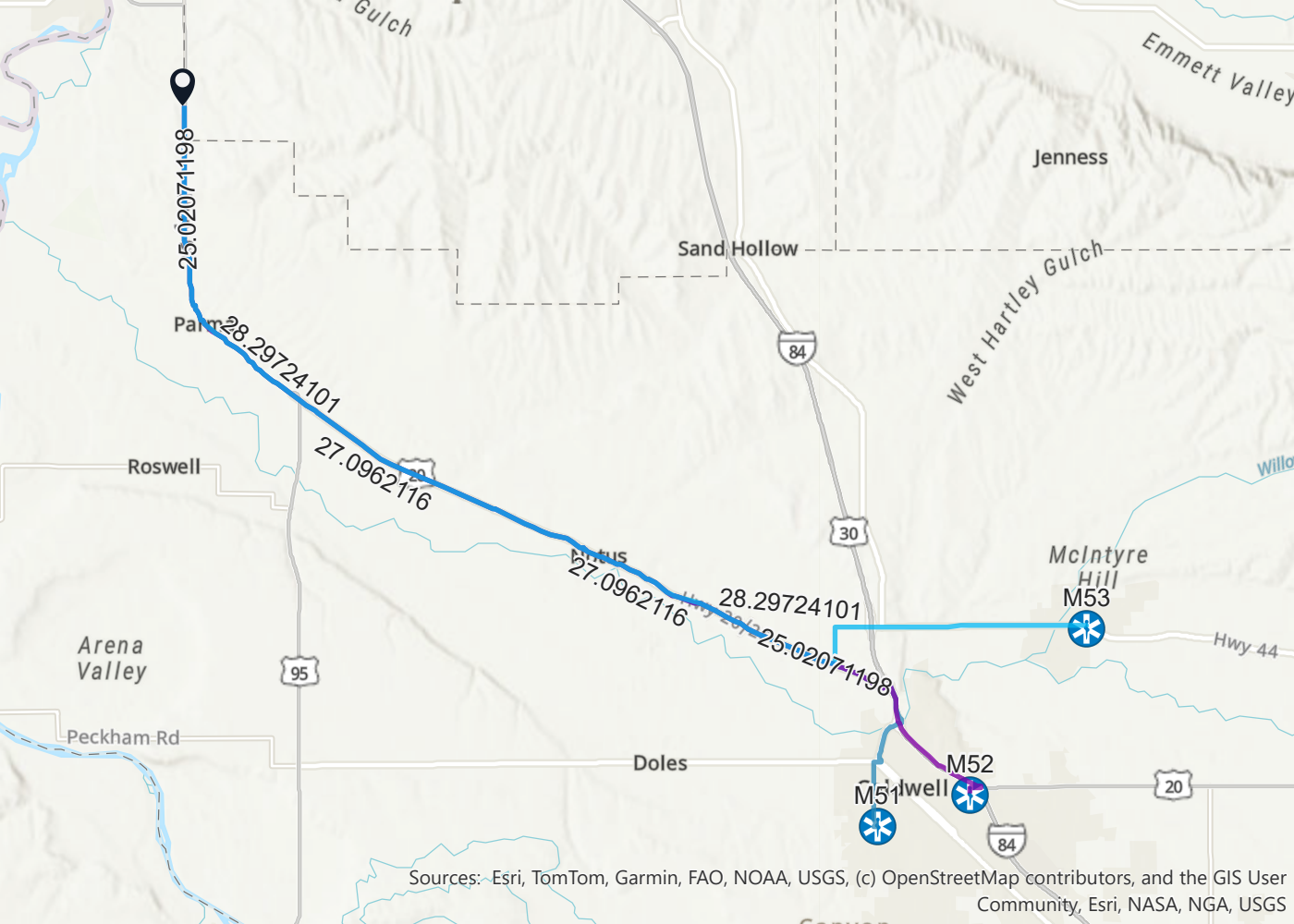
From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, April 28, 2026 12:44 PM
To: Michael Stowell <mstowell@ccparamedics.com>
Subject: CU2025-0031

Hello,

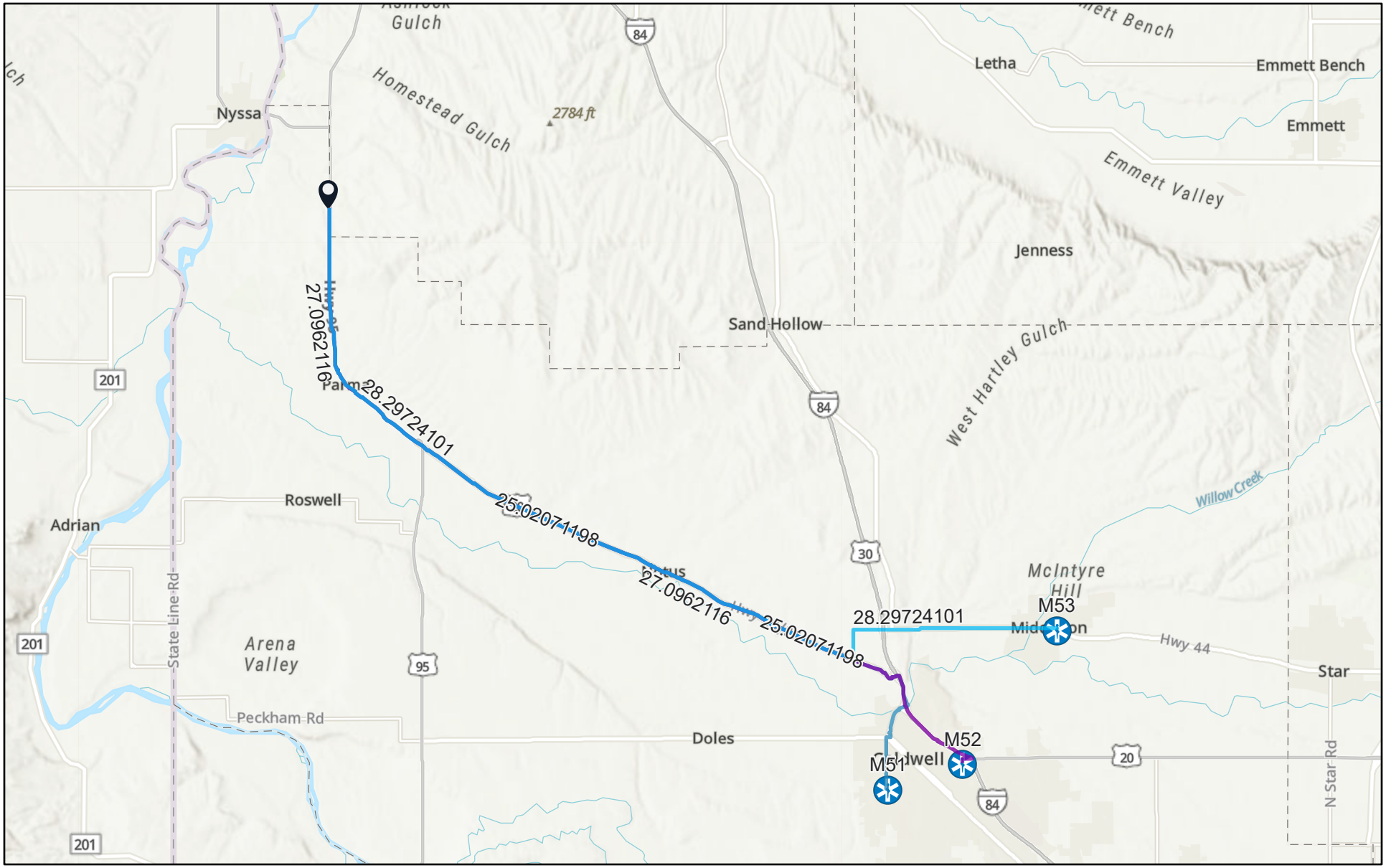
Could you please provide me with the response times to parcel R39357012?

Thank you,

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


25.020711198
28.29724101
27.0962116
27.0962116
28.29724101
25.020711198
Jenness
Sand Hollow
West Hartley Gulch
Emmett Valley
Roswell
Arena Valley
Peckham Rd
Doles
McIntyre Hill
M53
M52
M51
Hwy 44
84
30
95
20
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS

R39357012 Response Times



5/1/2026

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M53 station

M52 station

M51 station

R39357012 Response Times

World_Hillshade

1:278,207

0 1.75 3.5 7 mi

0 2.75 5.5 11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS

Exhibit 3E11:

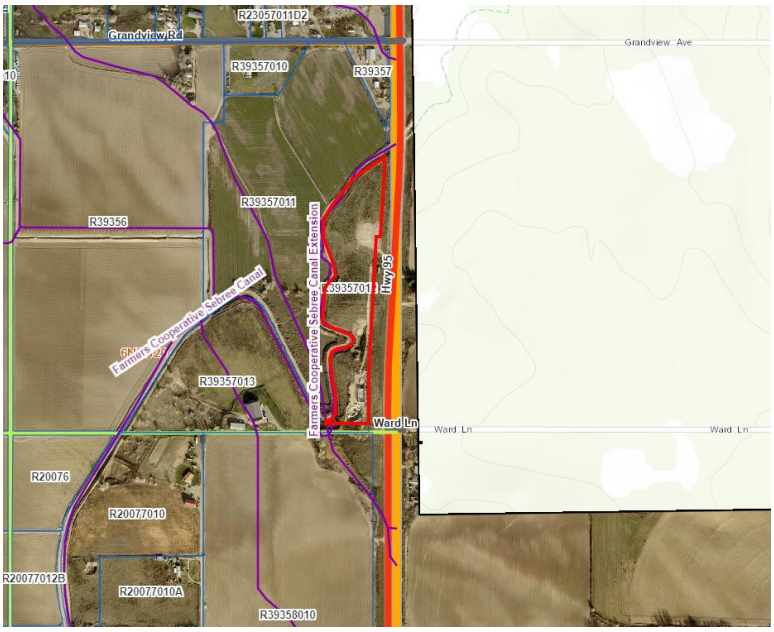
Archived: Monday, May 4, 2026 5:14:41 PM
From: Jeff Rodgers
Mail received time: Mon, 4 May 2026 23:07:58
Sent: Monday, May 4, 2026 5:07:59 PM
To: Amber Lewter ParmaRuralFire@gmail.com
Subject: Re: [External] Re: CU2025-0031
Importance: Normal
Sensitivity: None

It would be about 5 mins just drive time from the city of Parma

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 2:31:47 PM
To: Jeff Rodgers <jeff@parmafire.us>; ParmaRuralFire@gmail.com <ParmaRuralFire@gmail.com>
Subject: RE: [External] Re: CU2025-0031

Yes of course! The address is 0 Hwy 95, Parma, ID, 83660



Thank you,

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

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

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jeff Rodgers <jeff@parmafire.us>
Sent: Monday, May 4, 2026 1:22 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>; ParmaRuralFire@gmail.com
Subject: [External] Re: CU2025-0031

Can I get an address I'm unable to look up a parcel number

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 12:59:17 PM
To: ParmaRuralFire@gmail.com <ParmaRuralFire@gmail.com>
Cc: Jeff Rodgers <jeff@parmafire.us>
Subject: RE: CU2025-0031

Hello,

I am following up on my request. May I please get the response times?

Thank you,

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

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

Website: www.canyoncounty.id.gov

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

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From: Amber Lewter
Sent: Tuesday, April 28, 2026 12:42 PM
To: 'ParmaRuralFire@gmail.com' <ParmaRuralFire@gmail.com>
Subject: CU2025-0031

Hello,

Could you please provide me with the response times to parcel R39357012?

Thank you,

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

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

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

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Exhibit 3F:

EXHIBIT F

Public Comments Received by: May 11, 2026

Planning & Zoning Commission

Case #: CU2025-0031

Hearing Date: May 11, 2026

Exhibit 3F1:

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

Date: April 27, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Ave., Suite 203
Caldwell, ID 83605

Re: Letter of Support for the Hansen Slaughterhouse and Butcher Shop Application

Commissioners:

Growing Together LLC respectfully submits this letter in support of the proposed Hansen slaughterhouse and butcher shop.

CCZO § 07-10-25(1) states that the purposes of the Agricultural zone include encouraging the protection of viable farmland and farming operations and protecting agricultural land uses from unreasonable adverse impacts from development. This proposal supports working agriculture by providing a service directly tied to livestock production rather than displacing agricultural use.

CCZO § 07-10-27 identifies a food processing facility as a conditional use in the Agricultural zone. That is important because it shows the zoning ordinance expressly contemplates this type of agriculturally related processing use in the Agricultural zone, subject to site-specific review and approval through this CUP process.

Comprehensive Plan Policy 4.05.00 directs Canyon County to maintain agriculture as the principal land use in the County and ensure land use and planning decisions support a robust agricultural economy. Policies 3.05.00 through 3.05.03 further support increasing agricultural-based businesses, building Canyon County as a premier location for agricultural-based businesses, restricting business development in agricultural zones to uses directly related to agriculture, and allowing facilities that support ag-business. A local slaughterhouse and butcher shop is consistent with those policies because it provides needed meat processing services for local producers and helps strengthen the agricultural economy.

Comprehensive Plan Policy 11.04.03 and 11.04.03A support the growth, expansion, and diversification of Canyon County's agricultural industries, including agriculturally related industries

such as food processing. The proposed facility is consistent with that direction and is also expected to create local jobs and provide a more direct market outlet for livestock producers.

Comprehensive Plan Policies 4.05.01 and 4.05.02 support conserving agricultural land and protecting the integrity of agriculture. Based on the description provided, this project appears to involve relatively minimal site disturbance and appears more compatible with the agricultural character of the area than many nonagricultural uses.

CCZO § 07-10-03(1) requires each parcel to demonstrate adequate access for equipment, emergency vehicles, and other services before issuance of a certificate of zoning compliance. For that reason, access should be clearly confirmed to ensure safe and appropriate routes for customers, deliveries, and emergency response.

For these reasons, Growing Together LLC supports this application, subject to confirmation of safe and adequate access, because it appears consistent with the Agricultural zone, the conditional use framework of the zoning ordinance, and the Comprehensive Plan's policies supporting agricultural viability and agricultural-based business.

Thank you for your consideration.

Sincerely,

George Crookham
President, Growing Together LLC

Growing Together (GT) LLC

Mission Statement: To improve citizens' knowledge of local land use planning and to support good economic land use decisions.

cc. Growing Together Advisory Board

Exhibit 3F2:

Mike and Charlie Sety
4629 N. Mountain View Dr.
Boise, ID 83704
[redacted]

May 8, 2026

Canyon County Development Services Department
Attn: Amber Lewter
111 North 11th Avenue, Ste 310
Caldwell, ID 83605

RE: Case No. CU2025-0031, Lucus Hansen requesting a Conditional Use Permit for a Slaughterhouse on 11.3 acres and retail sales near 32925 Highway 95, Parma, ID

We are the owners of an adjacent agricultural property located near 32925 Highway 95 near Parma. We are writing to formally object to the proposed Conditional Use Permit for the slaughterhouse on the neighboring 11-acre parcel. While we support agriculture in Canyon County, this proposal represents a significantly more intensive use that creates substantial conflicts with the surrounding agricultural operations and shared infrastructure.

1) It is a risk to irrigation water and agricultural viability. The subject property is bordered on the north and west by an irrigation ditch (Farmers' Co-Operative Ditch Co) that serves surrounding farmland. A slaughterhouse generates organic waste, including blood and processing byproducts, which pose a contamination risk if not properly contained. Any failure, overflow, or runoff event could impact irrigation water relied upon by neighboring agricultural properties, including mine. The application does not sufficiently demonstrate how wastewater, storm water, and accidental discharges will be prevented from entering the adjacent irrigation system. This raises serious concerns regarding compliance with water quality protections and the long-term viability of nearby operations.

2) It is incompatible with adjacent agricultural use. Although located in an agricultural area, a slaughterhouse is materially different from typical crop production. Odor, airborne particles, and waste-related byproducts can negatively affect farming conditions, workers, and the usability of the adjacent land. This proposal introduces industrial-scale impacts into an area currently used for traditional agriculture, creating a conflict rather than compatibility.

3) It is an inadequate parcel size and buffering. At only11 acres, the parcel does not provide sufficient space to buffer neighboring properties from odor, noise, and operational impacts. As an immediately adjacent landowner, our property will be directly exposed to these effects without possible meaningful mitigation.

4) It creates traffic and access concerns. The project will introduce livestock transport and heavy commercial vehicle traffic along US Highway 95. Increased truck traffic, including turning movements and slow moving vehicles, raises safety and operational concerns for the surrounding area.

5) It fails to meet the comprehensive plan standards. The Canyon County Comprehensive Plan requires that conditional uses protect natural resources, including water systems and avoid undue impacts on neighboring properties.

For these reasons, we respectfully request that the Canyon County Planning and Zoning Commission deny the conditional use permit request. At a minimum, the applicant should be required to provide substantially more detailed engineering, environmental safeguards and buffering measures before any approval is considered.

Very truly yours,

Mike Sety & Charlie Sety

Mike and Charlie Sety
4629 N Mountain View Dr.
Boise, ID 83704
[redacted]

Exhibit 3F3:

Archived: Tuesday, May 12, 2026 10:13:12 AM
From: Jennifer McClain
Mail received time: Mon, 11 May 2026 21:24:52
Sent: Mon, 11 May 2026 15:24:25
To: Amber Lewter
Subject: [External] Adamently Opposed against Case #CU2025-0031
Importance: Normal
Sensitivity: None

Jennifer McClain
28282 Grandview Road
Parma, Idaho 83660
[redacted]

11th May 2026

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

Dear Ms. Lewter,

It has very recently come to my attention that there are plans in the works to build a slaughterhouse (#CU2025-0031) in direct line of sight from my front door. I am adamantly opposed to the idea of this building development in my rural neighborhood for the primary reasons air and noise pollution, increased traffic.

First of all, I have lived at 28282 Grandview Road since December of 2021. One of the primary reasons I have enjoyed living here for the last four and a half years is because of the clean air. If this slaughterhouse is in function, I know that the nice clean air that I enjoy will be replaced with the rancid smell of death. Anyone that has passed by and smelled the smell of a feed lot knows what this smell is like. It is a terrible olfactory experience.. . The owner's home is up on a hill above this slaughterhouse. It will always be downwind from him, so why would he be concerned with this factor?

Secondly, the reason I am adamantly opposed to a slaughterhouse that is in close proximity to my home is because of the additional noise pollution it will bring to my personal sanctuary. Working in my garden or sipping ice cold lemonade on my front porch swing will no longer be as enjoyable if I have to hear the machinery noise of a slaughterhouse as background noise.

As anyone knows, when there is a new business anywhere, there is always more traffic. Where there is more traffic, there is more population flow, and where there is more population flow, there is always inevitably more crime. That is common knowledge. It doesn't have to be proven. It already has been proven time and time again.

The reason most of us live here right off HWY 95 in the rural community of Parma is for the peace and quiet, the sanctuary, from the roar of a big city that is chock full of air pollution, noise pollution, and excess traffic. This is not how we would like our neighborhood to be, as it would no longer be a sanctuary. I strongly call for the rejection of case #CU2025-0031. To build a slaughterhouse in direct sight of my front door goes against every reason I chose to live at 28282 Grandview Road in Parma, Idaho.

Sincerely,

Jennifer Ann McClain

Exhibit 3F4:

Richard and Sheila Hartshorn
28251 Grandview Rd.
Parma, ID 83660
[redacted]

May 11, 2026

Canyon County Development Services Department
Attn: Amber Lewter
111 North 11th Avenue, Ste 310
Caldwell, ID 83605

RE: Case No. CU2025-0031, Lucas Hansen requesting a Conditional Use Permit for a Slaughterhouse on 11.3 acres and retail sales near 28251 Grandview Rd, Parma, ID

We are the owners of property located at 28251 Grandview Road, near Highway 95, Parma ID. We are writing to formally object to the proposed Conditional Use Permit for the slaughterhouse on the neighboring 11-acre parcel. While we support agriculture in Canyon County, this proposal represents a significantly more intensive use that creates substantial conflicts with the surrounding agricultural operations and shared infrastructure.

We believe this project would negatively affect the health, safety, environment, and quality of life of local residents. Our concerns include, but are not limited to:

Odor and air pollution
Increased truck traffic and noise
Potential water and soil contamination
Negative impacts on nearby homes
Concerns regarding public health and sanitation
Decreased property values
Animal welfare concerns

Our neighborhood is not an appropriate location for an industrial slaughterhouse facility. We urge local officials and planning authorities to reject any rezoning requests, permits, or approvals associated with this project.

We respectfully request that decision-makers prioritize the well-being of residents and deny the conditional use permit request and pursue alternative forms of economic development that are more compatible with our community.

Very truly yours,

Richard and Sheila Hartshorn

Richard Hartshorn

Sheila Hartshorn

Exhibit 3F5:

To: Canyon County Land Use Board 05/11/2026

Subject: Conditional Use Permit # 2025-0031

From Kevin Olinger

It is with much angst I submit not only the following, but a follow up verbal attestment to the opposition of said CUP.

Objections to establishing a slaughterhouse or animal processing facilities in areas not zoned for it or where zoning is contested, (such as residential, rural-residential, or protected environmental zones) frequently center on environmental degradation, devaluation of property, and significant disruption to the quality of life.

Common objections and concerns raised in community, zoning, and legal proceedings include:

1. Environmental & Public Health Risks

- **Water Contamination:** Slaughterhouses generate significant wastewater, often containing high levels of nitrogen, phosphorus, blood, fat, and pathogens like *E. coli*. Concerns are severe in areas with residential wells, where runoff can contaminate the water table.
- **Air Pollution & Odor:** Odors are a major concern, often described as "putrid" and related to, blood, fat, and entrails. Pervasive odors described as “rotting meat/carcasses”. Potential air quality issues include noxious emissions from wastewater lagoons or rendering processes.
- **Waste Management:** Concerns often exist regarding where waste from high-risk materials (such as those associated with bovine spongiform encephalitis, or "mad cow disease") will be disposed of, particularly if local infrastructure cannot handle it. Leaks from tanks, overflowing sewage, improper disposal of manure and by-products.

2. Community & Residential Impacts

- **Noise Pollution:** Constant noise is expected from livestock (crying/screaming), large transport trucks, and machinery, disrupting quiet rural or residential life.
- **Traffic Congestion:** Increased heavy truck and livestock trailer traffic on rural or residential roads is a major concern, causing safety issues and congestion.
- **Property Value Depreciation:** Studies and resident reports frequently cite that slaughterhouses significantly decrease the value of nearby residential properties. Living next to a putrid stink bomb.
- **Quality of Life/Nuisance:** Odor, noise, and visual impact are frequently categorized as a "public nuisance". The erasure of views of open agricultural land now gone. It is to the benefit of whom?

3. Land Use & Zoning Objections

- **Violation of Zoning Laws:** A primary objection is that the facility is not permitted in the county's current, intended, or master-planned land use for that area.

- **Inappropriate Location:** Residents often argue that such industrial operations belong on properly zoned industrial land, rather than near schools, residential subdivisions, or in areas with high-water tables.
- **Spot Zoning:** Allegations that the council or zoning board is giving “Special Treatment” to a specific/particular applicant.
- **Fear of Expansion:** Concerns that a small-scale, locally focused operation will inevitably expand beyond its promised scope, increasing the environmental and social impacts.

4. Animal Welfare and Social Concerns

- **Humane Handling Concerns:** Concerns regarding the treatment of livestock on-site, particularly if the operation is small and lacks frequent, direct government inspections.
- **Emotional Distress:** Exposure of residents, particularly children, to the sights and sounds of animal slaughter.

Common Legal/Administrative Tactics to Oppose

- **Documenting Zoning Violations:** Using the violation of zoning laws to obtain a cease and desist order from the county’s Department of Planning.
- **Nuisance Lawsuits:** Filing suits based on the "unreasonable interference" with the enjoyment of property (noise, odor, traffic).
- **Environmental Petitions:** Requesting studies from environmental agencies (like the DEQ) regarding potential contamination of waterways and ground water tables.
- **Challenging "Conditional Use Permits":** Challenging the issuance of special permits that would allow a forbidden use in an area is appropriate for good governance.

Operational and Safety Concerns

Improper Storage/Handling:

Residents may raise concerns about the sight of animal carcasses being transported or stored in open view.

Over-expansion:

Fear that a small, initially approved , small-scale facility will expand into a larger scale industrial operation.

Lack of Oversight:

Concerns about who is responsible if the operator fails to manage waste properly.

In cases where these facilities were proposed in unpermitted areas, opposition has included lawsuits arguing that the governmental approvals were not supported by evidence or by launching petitions to force legal intervention on behalf of those affected/effected.

It is with the above information concerning said endeavor I end this letter of opposition and will follow up in person.

Please take a look at included info at the following website: 

BREAKING: Silsbee council votes against ordinance that ...



KFDM
https://kfdm.com › news › local › silsbee-debates-ordina...

Exhibit 3F6:

Petition Opposing the Construction of a Slaughterhouse in the area of Hwy 95 between Pearl and Grandview Road in Parma, Idaho.

To: County Commissioners / Planning & Zoning Board

We, the undersigned residents and community members of Parma, Idaho off of Hwy 95 between Pearl and Grandview Roads, strongly oppose the proposed construction and operation of a slaughterhouse in or near our neighborhood.

We believe this project would negatively affect the health, safety, environment, and quality of life of local residents. Our concerns include, but are not limited to:

Odor and air pollution
Increased truck traffic and noise
Potential water and soil contamination
Negative impacts on nearby homes, schools, and businesses
Concerns regarding public health and sanitation
Decreased property values
Animal welfare concerns

Our neighborhood is not an appropriate location for an industrial slaughterhouse facility. We urge local officials and planning authorities to reject any rezoning requests, permits, or approvals associated with this project.

We respectfully request that decision-makers prioritize the well-being of residents and pursue alternative forms of economic development that are more compatible with our community.

By signing below, we express our opposition to the proposed slaughterhouse project in Parma, Idaho.

Name	Address	Signature	Date
Laura Carney	28114 Grandview Rd Parma ID		5/11/26
Jennifer McClain	28282 Grandview Rd. Parma ID		5/11/26

Name	Address	Signature	Date
Gary McClain	28282 Grandview Rd. Perris		5/11/26
Richard Hartshorn	28251 Grandview Rd		5/11/26
Sheila Hartshorn	28251 Grandview Rd	Sheila Hartshorn	5/11/2026

Exhibit 4:

EXHIBIT IV.

Agency Comments Received by: July 20, 2026

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Board of County Commissioners

Case #: CU2025-0031-APL

Hearing Dated: July 30, 2026