

R36093011 PARCEL INFORMATION REPORT

10/2/2026 1:59:07 PM

PARCEL NUMBER: **R36093011**

OWNER NAME: **SARABIA FRANCO JAHDAI PEDRO**

CO-OWNER: **SANTOS FRANCO PEDRO**

MAILING ADDRESS: **21720 NOTUS RD GREENLEAF ID 83626**

SITE ADDRESS: **21720 NOTUS RD**

TAX CODE: **1520000**

TWP: **4N** RNG: **4W** SEC: **15** QUARTER: **NE**

ACRES: **3.04**

HOME OWNERS EXEMPTION: **Yes**

AG-EXEMPT: **No**

DRAIN DISTRICT: **DD6**

ZONING DESCRIPTION: **AG / AGRICULTURE**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **CALDWELL RURAL FIRE**

SCHOOL DISTRICT: **VALLIVUE SCHOOL DIST #139**

IMPACT AREA: **NOT In Impact Area**

FUTURE LAND USE 2011-2022 : **AG**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AGRICULTURE**

IRRIGATION DISTRICT: **POOR BOY DITCH CO INC**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In FLOODWAY** FIRM PANEL: **16027C0216F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **MINOR ARTERIAL**

INSTRUMENT NO. : **2025021457**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **15-4N-4W NE TX 25008 IN NE**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



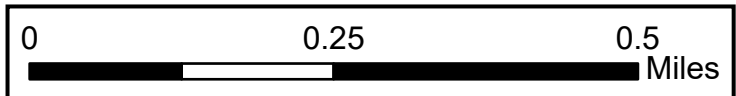
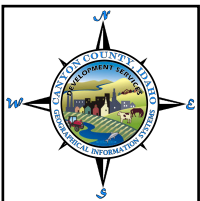
DISCLAIMER:

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 SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

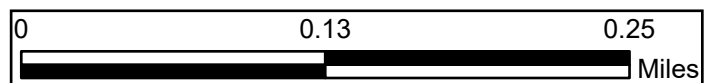
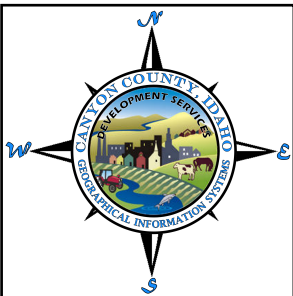
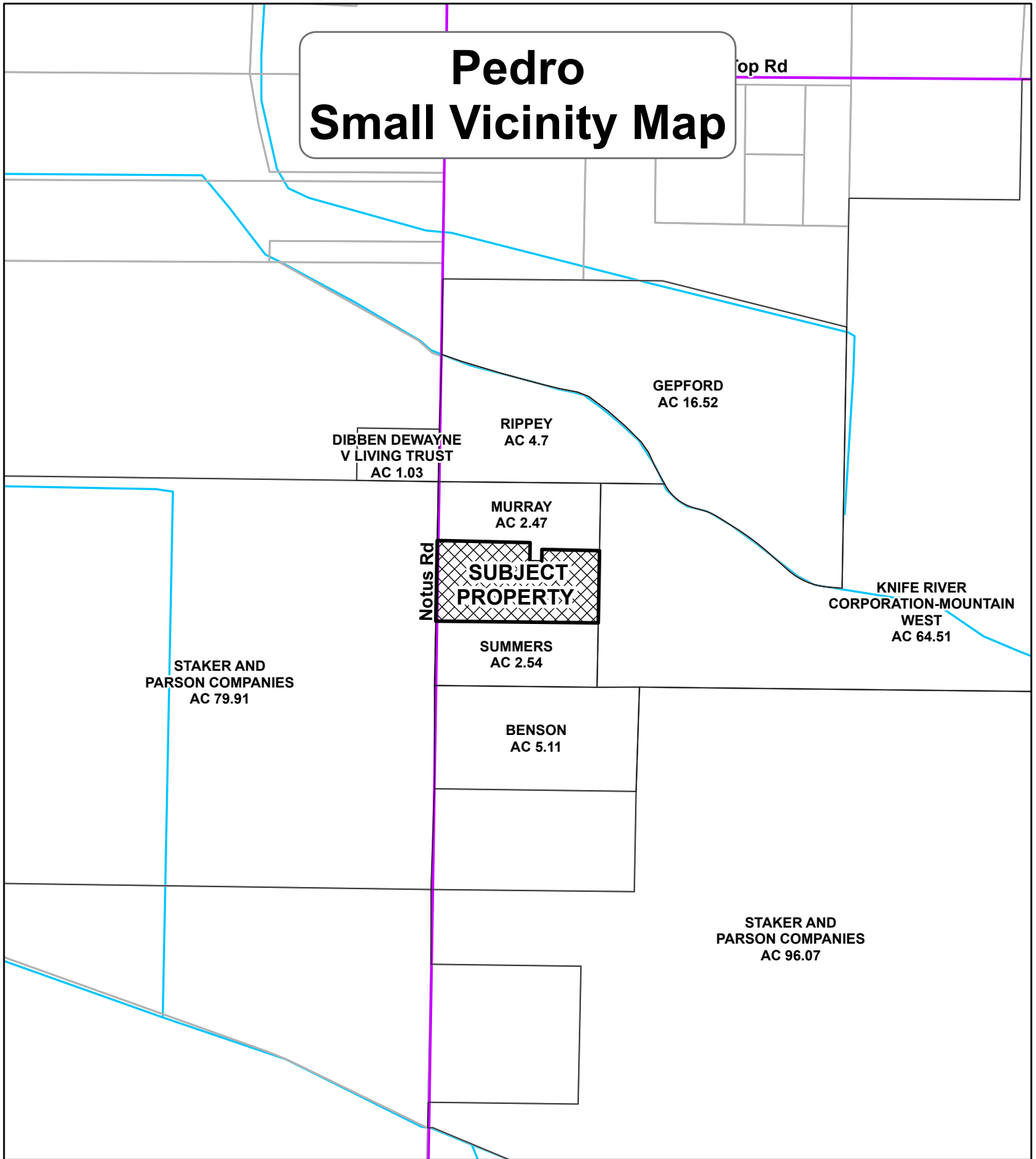
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.

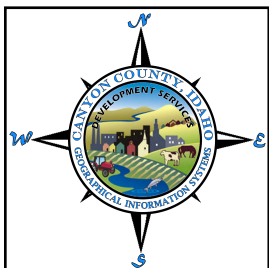
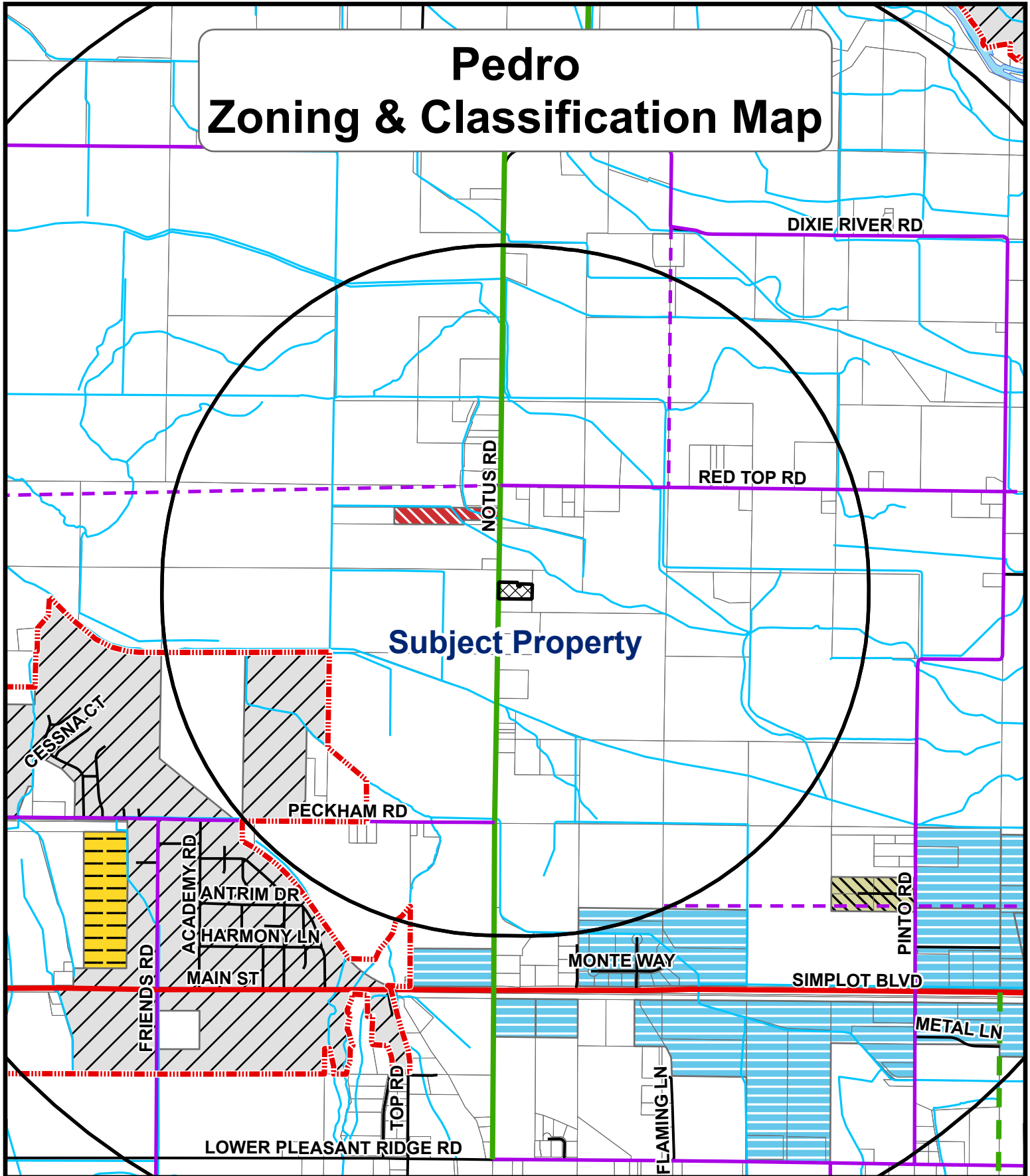
Pedro Small Air Photo 1 Mile



Pedro Small Vicinity Map



Pedro Zoning & Classification Map

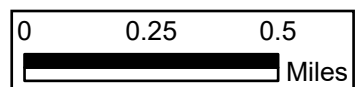


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

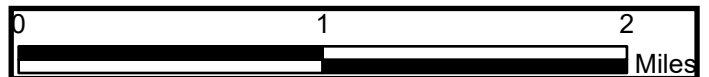
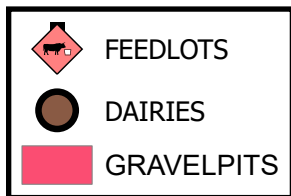
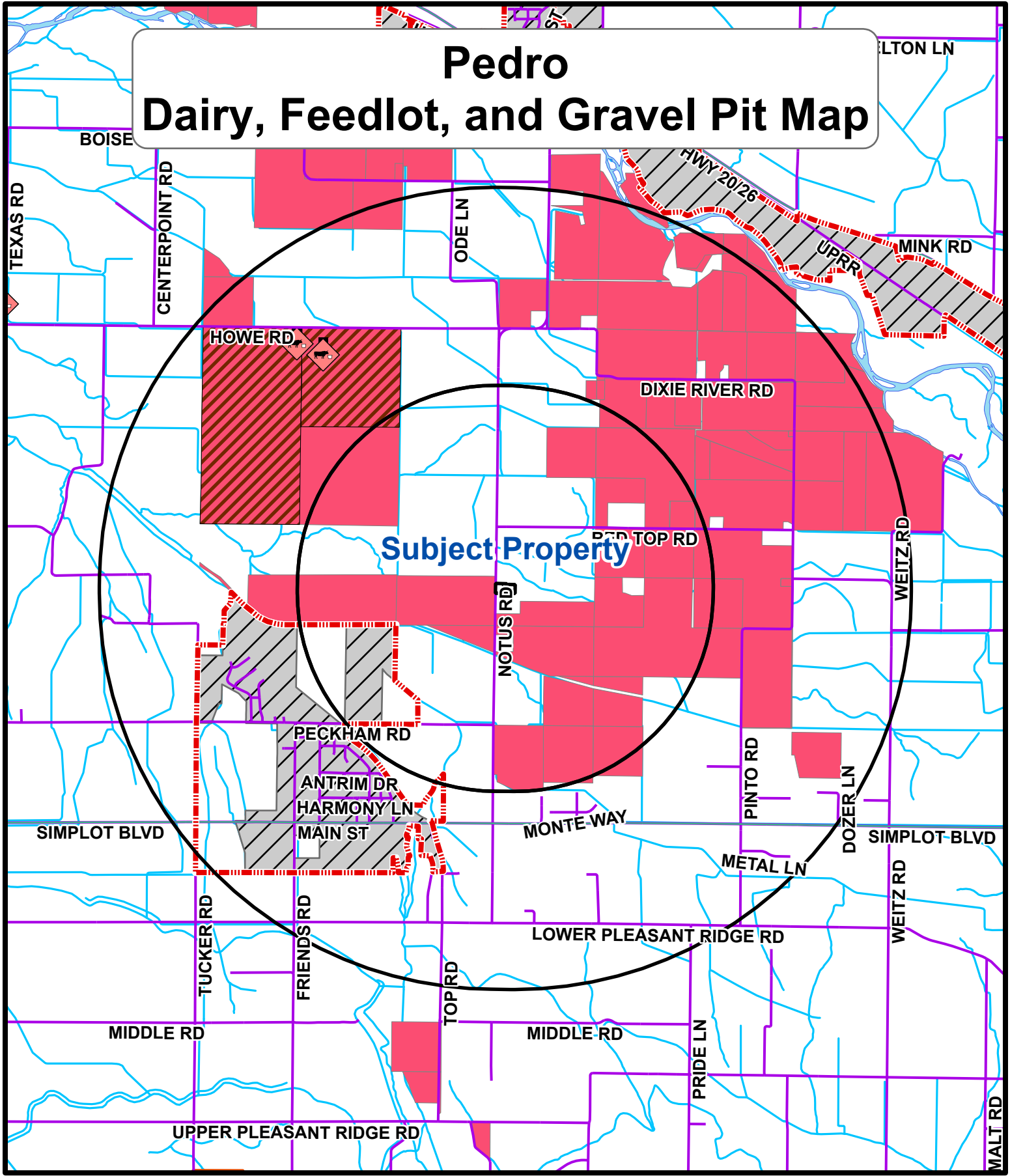
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

- PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED
- MINOR ARTERIAL
- COLLECTOR
- PROPOSED
- COLLECTOR

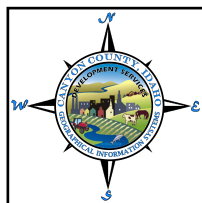
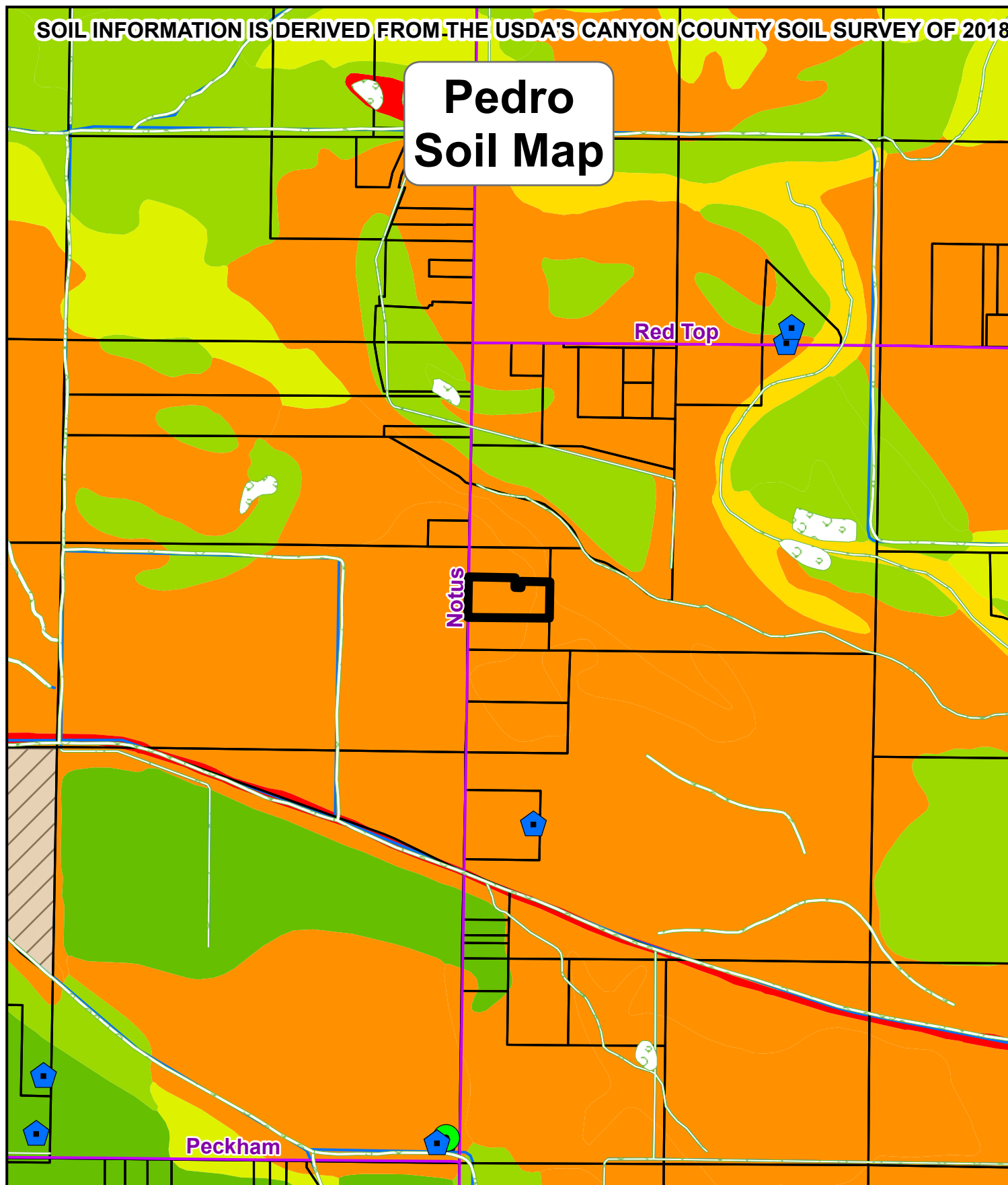


Pedro Dairy, Feedlot, and Gravel Pit Map



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

Pedro Soil Map



Nitrate Priority Wells

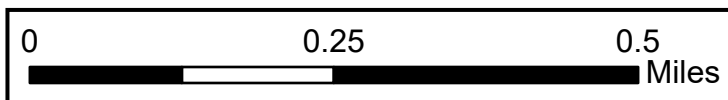
- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_



Wetlands



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

Pedro Prime Farm Lands

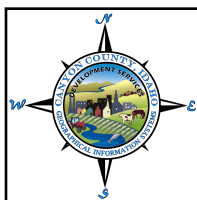
RED TOP RD

Subject Property

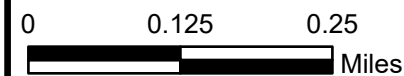
NOTUS RD

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



- TAXLOTS
- City_Limits
- WETLANDS
- 2C_Hydro



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
6	LEAST SUITED SOIL	23728.29	0.54	18.27%
6	LEAST SUITED SOIL	106154.37	2.44	81.73%
		129882.66	2.98	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BsA	Not prime farmland	23728.29	0.54	18.27%
LtA	Not prime farmland	106154.37	2.44	81.73%
		129882.66	2.98	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

Pedro Subdivision Map

HOWE RD

DIXIE RIVER RD

RED TOP RD

NOTUS RD

SUBJECT PROPERTY

CESSNA CT

PECKHAM RD

FRIENDS RD

ANTRIM DR

HARMONY LN

MAIN ST

MONTE WAY

PINTO RD

SIMPLOT BLVD

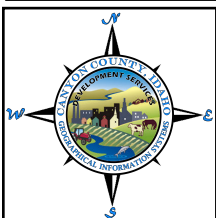
METAL LN

GREEN ACRES MHP (GR)

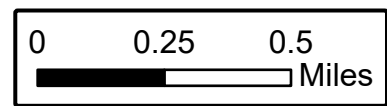
TOP RD

LOWER PLEASANT RIDGE RD

PLEASANT VIEW MANOR MHP



- SUBDIVISIONS
- Plat Type, Plat Status
- Preliminary, Approved
 - Preliminary, Pending
 - MOBILE HOME PARKS



SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0				
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0				
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
13	24.83	4.93	1.04	96.07
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

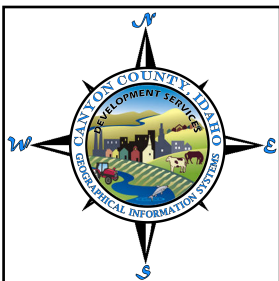
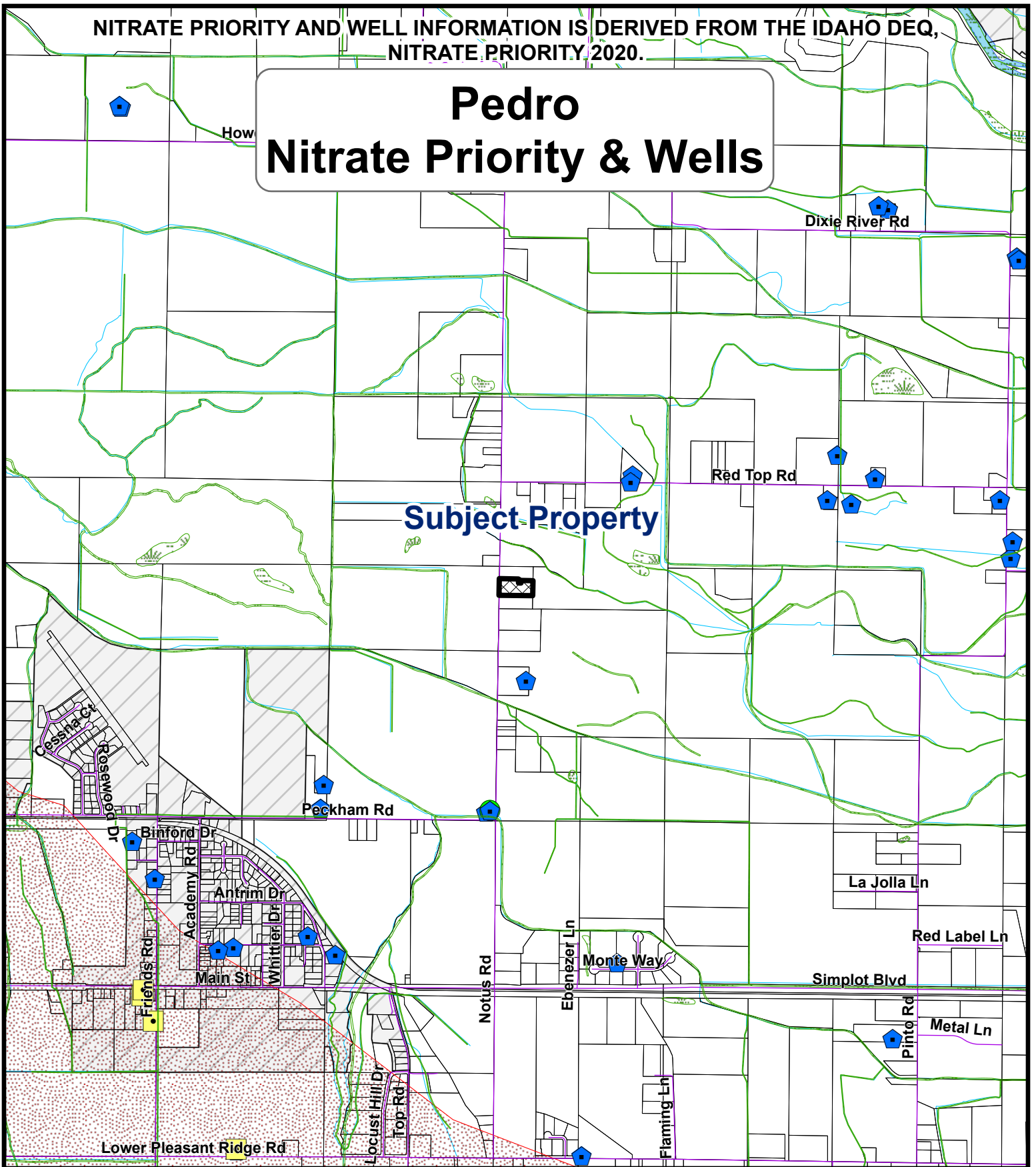
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year

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...

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

Pedro Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



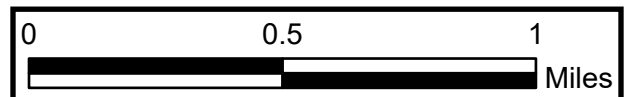
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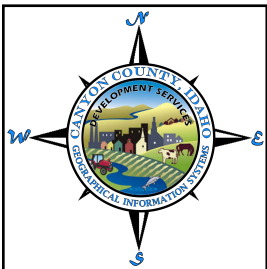
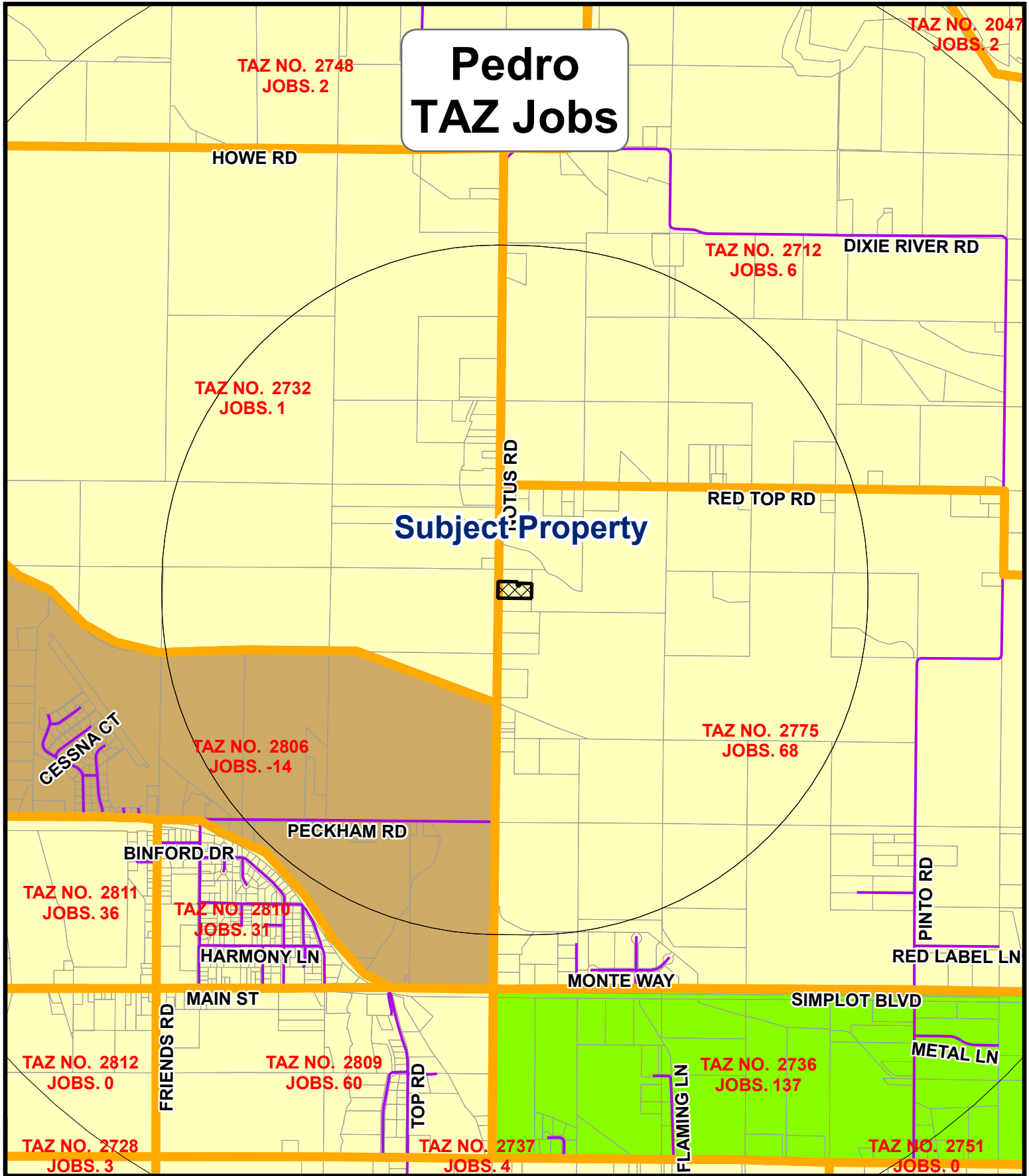


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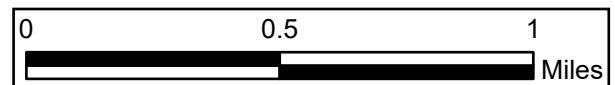
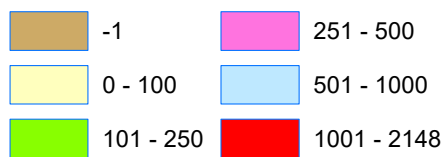


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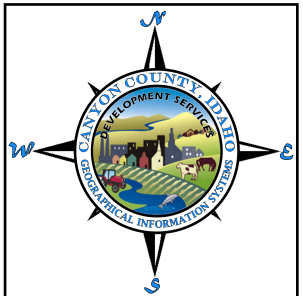
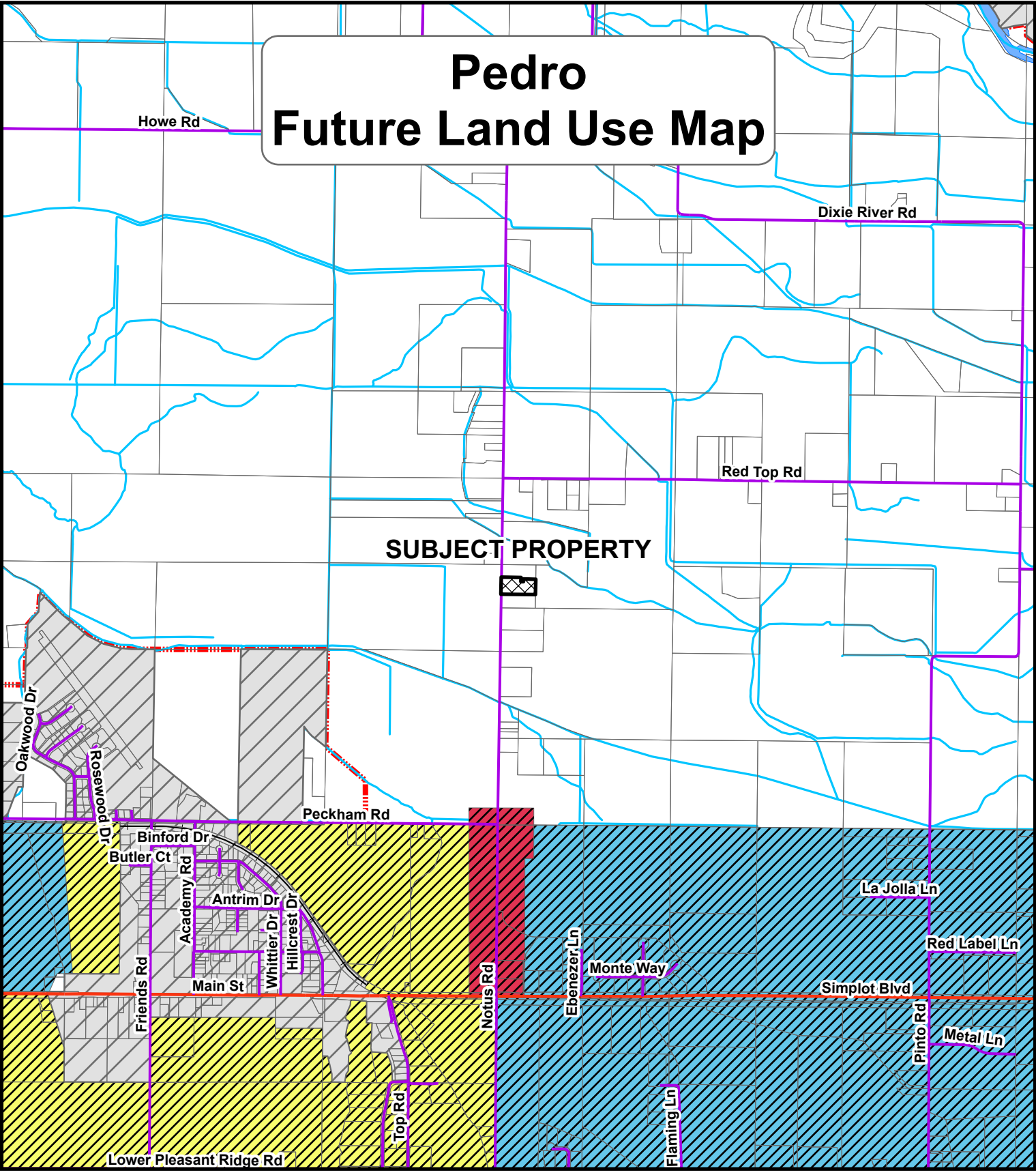


Jobs 2025-2050



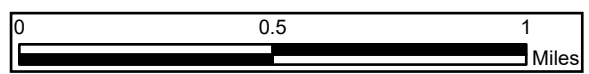
Pedro Future Land Use Map

SUBJECT PROPERTY

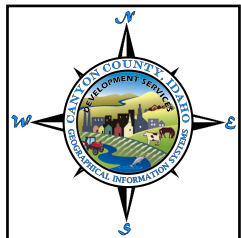
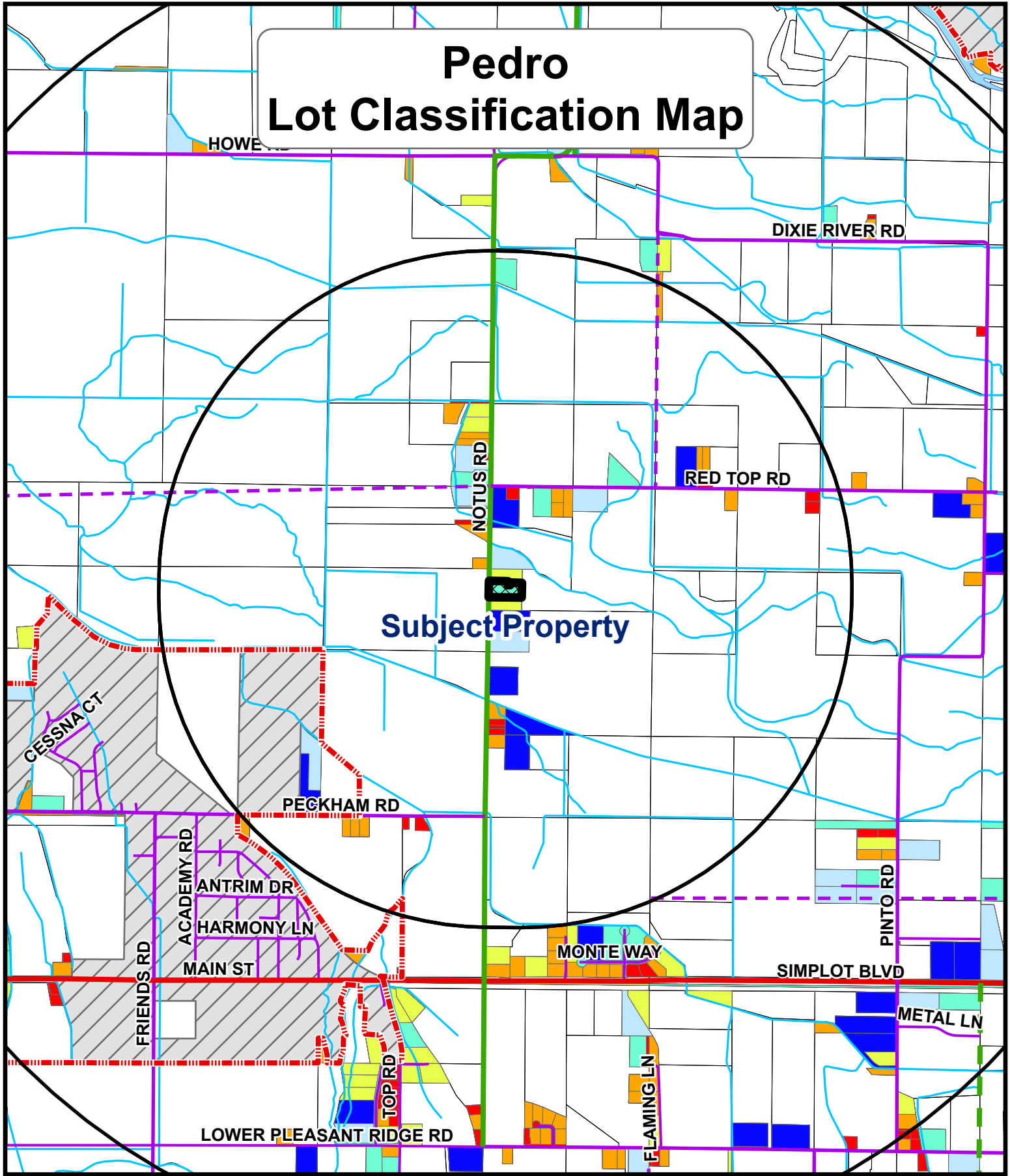


Future Land Use 2030

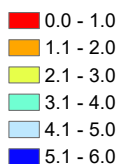
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL



Pedro Lot Classification Map



Lot Size



INTERSTATE

OTHER FREEWAY/
EXPRESSWAY

PROPOSED OTHER FREEWAY/
EXPRESSWAY

PRINCIPAL ARTERIAL

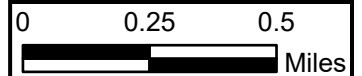
PROPOSED PRINCIPAL
ARTERIAL

MINOR ARTERIAL

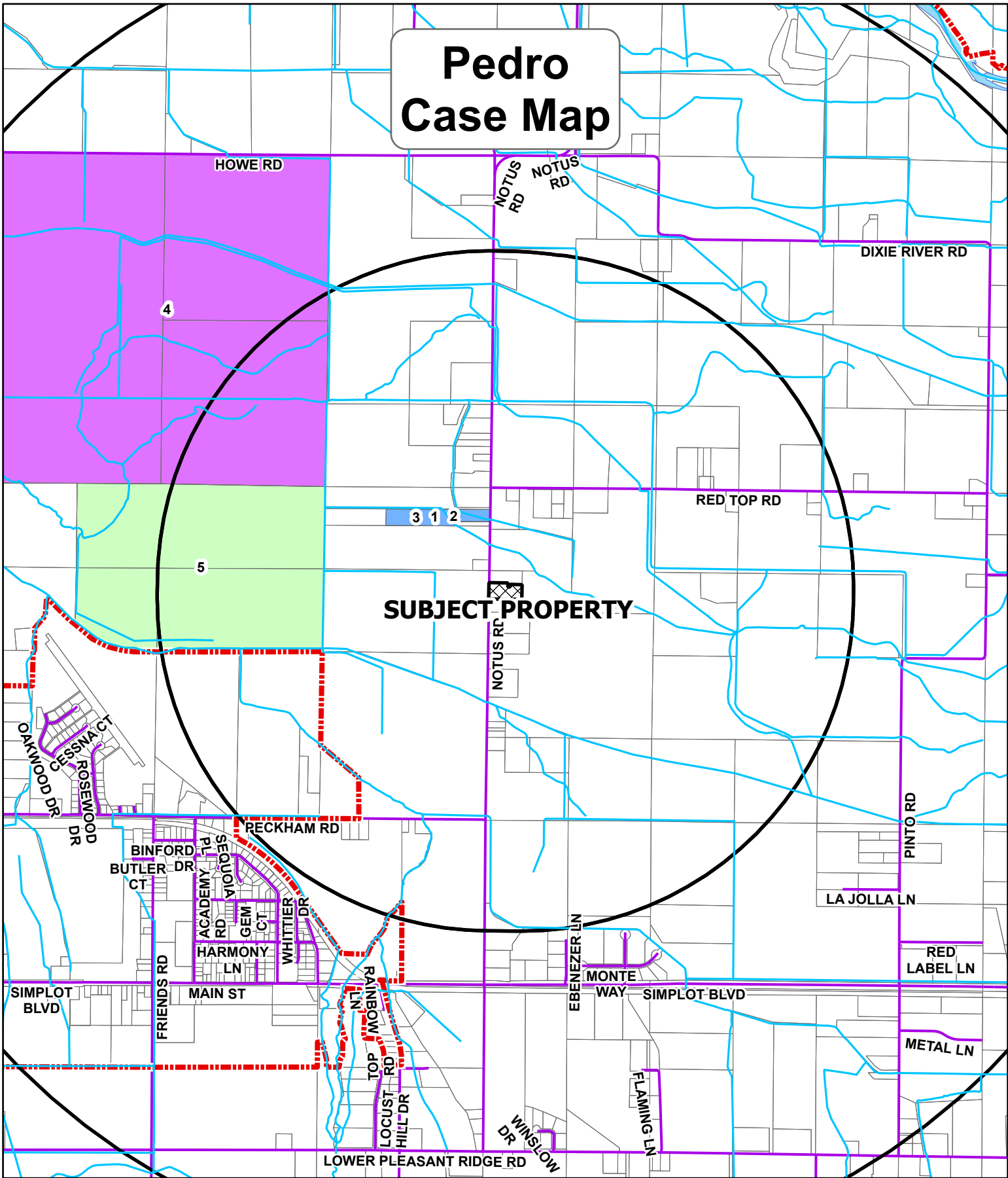
PROPOSED MINOR ARTERIAL

COLLECTOR

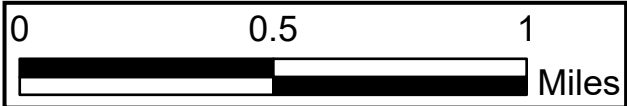
PROPOSED COLLECTOR



Pedro Case Map



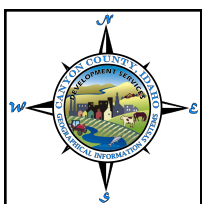
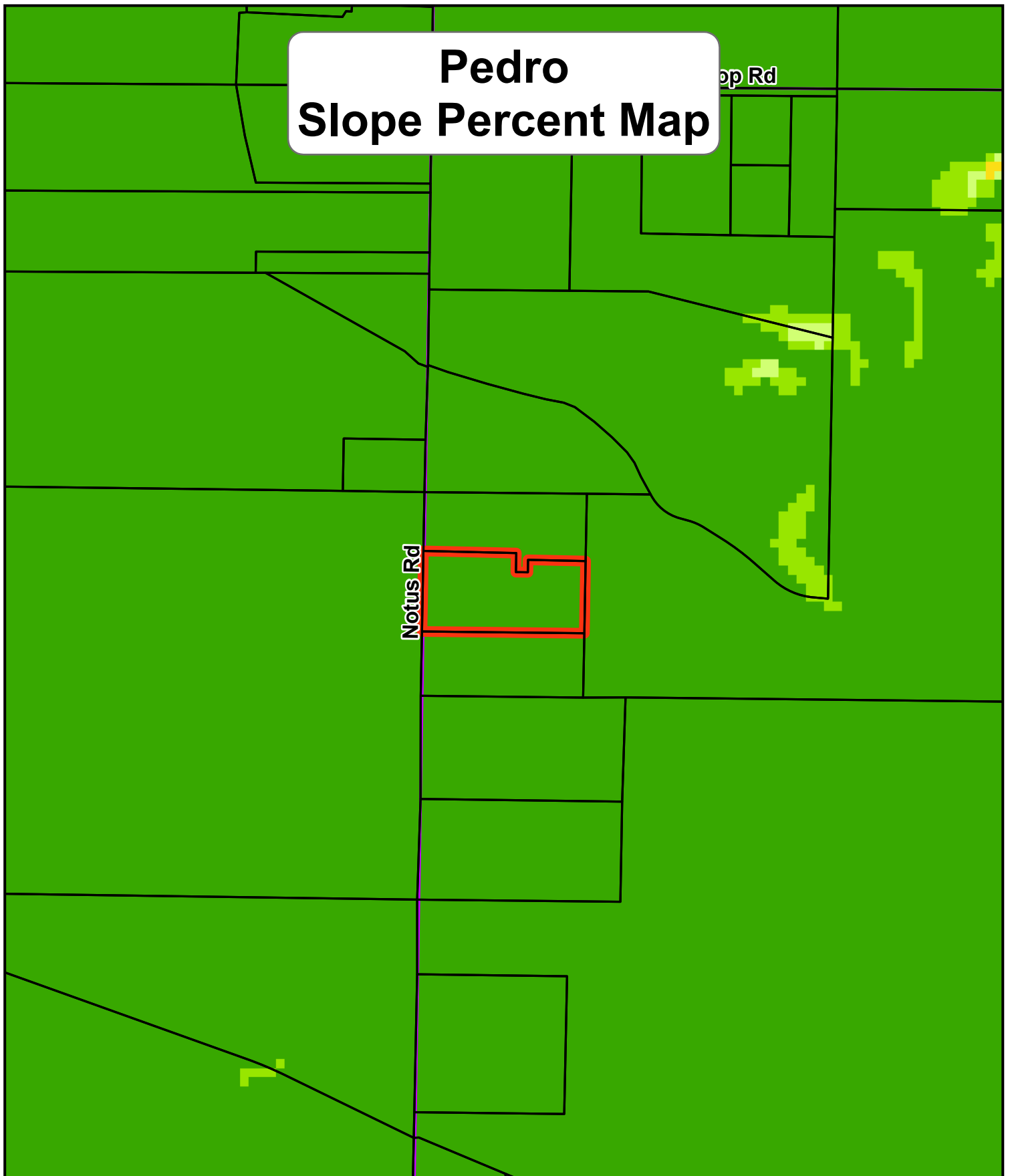
Year	
	2021
	2022
	2023
	2024
	2025
	2026



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	OR2021-0009	Com Plan Map Change AG to Com	Ekart	DENIED
2	RZ2021-0003	Rezone AG to CR-C1	Ekart Holdings	APPROVED
3	CU2022-0021	CUP - RV Storage Facility	Ekart Holdings	APPROVED
4	CU2020-0005	CUP Mineral Extraction	Idaho Materials & Construction	APPROVED
5	CU2024-0007	CUP - Mineral extraction (long-term)	JMAC Resources/Redmon Pit	APPROVED

Pedro Slope Percent Map



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718





Date: 08/28/2026

Canyon County Development Services
Rezone / Zoning Map Amendment
Parcel: R36093011
Re: Case Number: CR2026-0008

The Caldwell Rural Fire District has reviewed the application and can approve the applicants request regarding Rezoning subject to compliance with all the following code requirements and conditions set forth by the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 18 707 Notus Rd. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 18
Closest fire station (in miles) to site:	3.7 Miles
Approximate response time to site:	6 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	No



Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions for Canyon County Rural Construction:

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. [Citizenserve Online Portal](#)

The application can be found at [Permits/Inspections | Caldwell, ID](#)

General Requirement:

Fire Department required fire, Water, Access, and Street Identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Structures over 3600 square feet may need water supply or a fire sprinkler system if the land is under 5 acres.

Access for driveways over 150' long need fire department approval.



Specific building construction requirements of the International Building Code, International Fire Code. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Emily Bunn

From: Madelyn Vander Veen
Sent: Tuesday, September 8, 2026 9:44 AM
To: Emily Bunn
Subject: RE: Agency Notice CR2026-0008 / Pedro

Hi Emily,

We may need to change the address for this property (21720 Notus Rd) if/when the building permit for the contractor shop is submitted due to there being no numerical space between 21720 and 21722 to the north.

Thanks,

Madelyn Vander Veen
GIS Analyst, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, August 26, 2026 8:37 AM
To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; aperry@cityofcaldwell.org; lrichard@cityofcaldwell.org; knute.sandahl@doi.idaho.gov; bobw@gghd3.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; makline2@marathonpetroleum.com; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; file@idwr.idaho.gov; BRO.Admin@deq.idaho.gov
Subject: Agency Notice CR2026-0008 / Pedro

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1314>. You are invited to provide written testimony or comments by **September 25, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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.

Emily Bunn

From: Nathan Blank <Nathan.Blank@itd.idaho.gov>
Sent: Friday, September 11, 2026 12:45 PM
To: Emily Bunn
Subject: [External] CR2026-0008

Emily,

ITD has no comment on this case number

Thanks

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

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, September 30, 2026 4:12 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2026-0008 / Pedro
Attachments: Pre.Development.Notes.Signed.09.29.2025.pdf

Hi Emily,

1. Will a Nutrient Pathogen Study be required? **An NP study is not required since it does not meet the SWDH NP policy threshold.**
2. Will adequate sanitary systems be provided to accommodate the use? **No wastewater generation or disposal is proposed as part of this development. Therefore, no subsurface sewage disposal system is proposed. Any future use that generates wastewater or requires wastewater disposal shall be subject to review and approval by SWDH in accordance with IDAPA 58.01.03.**
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? **SWDH does not have any concerns with the proposed use or rezoning request, provided the applicant meets all applicable SWDH requirements.**

Please see the attached notes.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, September 30, 2026 3:45 PM

To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: Agency Notice CR2026-0008 / Pedro

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.

Hello,

I have not received a comment from Southwest District Health on this case. Could you please review the application materials when you get a chance and let me know if you have any comments? You can find the agency response form attached and the master application packet at the link below.

Please let me know if you have any questions.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
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.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Wednesday, August 26, 2026 8:37 AM

To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; aperry@cityofcaldwell.org; lrichard@cityofcaldwell.org; knute.sandahl@doi.idaho.gov; bobw@gghd3.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; makline2@marathonpetroleum.com; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; file@idwr.idaho.gov; BRO.Admin@deq.idaho.gov

Subject: Agency Notice CR2026-0008 / Pedro

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1314>. You are invited to provide written testimony or comments by **September 25, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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

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Pre-Development Meeting

Name of Development: FNS Truck Repair/Staging Area
Applicant: Franko Padro
P.E./P.G.: _____
All others in Attendance: _____

_____ EHS#035 Date 09/29/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 3.04
Location of Development: 21720 Notus Rd
Caldwell, ID 83607
R36093011

Project in Area of Concern: N/A Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: N/A

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

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

Additional Comments: The applicant consulted with Southwest District Health (SWDH) r
regarding the proposal to established a staging area for vehicle parking
on the property. Based on the information provided, the proposed use
will not impact the existing septic system. Additionally, a contractor shop
is not included in the proposal. At this time, SWDH has no concerns with
the proposed use of the property as described and meets the
applicable requirements specified in IDAPA 58.01.03.

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



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

August 27, 2026

Canyon County Development Services Department
Attn: Emily Bunn, Principal Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605
Phone: (208)454-6632
Email: emily.bunn@canyoncounty.id.gov

RE: Case Number: CR2026-0008, Parcel #: R36093011

Dear Emily:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone Application submitted to GGHD via email on August 26, 2026 by Franco Pedro for property located at 21720 Notus Rd, Greenleaf. The property is on the east side of Notus Rd approximately 0.7 miles north of the Peckham Rd/Notus Rd intersection, includes Parcel #R36093011, and is in the NE quarter of Section 15, T4N, R4W, BM, Canyon County.

A previous application for a Conditional Use Permit (CUP) for the same property was submitted to GGHD for review December 4, 2025, with a review letter being sent by GGHD to the County December 9, 2025. The previous application requested a CUP for a staging area and contractor shop for a trucking business. The previous proposal is to store approximately 10 trucks, trailers, and materials. The business will have a dispatch and office in the current mobile home on the property with hours of operation Monday through Friday, 9 am – 5 pm, and Saturdays, 11 am – 3 pm. The property is currently zoned Agricultural “A”. Access to the facility will utilize the existing access on the south side of the property.

The new application requests a Conditional Rezone of approximately 3.05 acres from the “A” (Agricultural) zone to the “CR-M-1” (Conditional Rezone – Light Industrial) zone. The Conditional Rezone application information does not appear to differ from the CUP submittal.

Notus Rd is under the jurisdiction of GGHD and is classified as **Minor Arterial** according to GGHD’s 2024 Functional Classification Map. Section 3061.020.A. Rural Roadway Driveway Spacing of the 2022 Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) **does not allow new direct access** for Minor Arterials.

At this time, and based upon written information provided with the Conditional Rezone application, the following findings and conditions of approval from the previous CUP application apply:

1. Section 3110.010 Traffic Impact Studies of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the information provided and the proposed use **a TIS is not warranted**.
2. An **Approach Permit Application** is required to be submitted, and the access is required to be constructed in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the ACCHD Standards.

3. If the minimum driveway spacing requirement of Section 3061.020.A Rural Roadway Driveway Spacing of the ACCHD Standards cannot be met, a **Variance Application** is required.
4. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments and any subsequent comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.

*Project Manager/Engineer, Transportation Services Group
Project Delivery Team Lead (Central)*

CC: Bob Watkins, GGHD Director of Highways