Planning and Zoning Commission
Hearing Date: October 16, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0010**
APPLICANT/REPRESENTATIVE:	**Anthony Hess**
PROPERTY OWNER:	**Sean Atkins**
APPLICATION:	**Conditional use permit – Staging Area, Contractor Shop, Firewood Sales**
LOCATION:	**16905 Crystal Lane, Wilder Parcel # R33760010**
ANALYST:	**Amber Lewter, Associate Planner**
REVIEWED BY:	**Dan Lister, Planning Supervisor**

REQUEST:

The applicant, Anthony Hess, requests a conditional use permit for a staging area, contractor shop, and firewood sales on approx. 2 acres of approximately 10.11 acres in an "A" (Agricultural) zone. The applicant proposes staging trucks, equipment, and waste products from tree services to also process and sell by-products. There will be 8 employees and parking for them on-site. The proposal includes an office, a small portable sawmill, and firewood sales, with customers coming onsite. Portable toilets are proposed to be on-site. The hours of operation are Monday through Friday, 7:30 am – 5:00 pm, and Saturday, 7:30 am – 12:00 pm. *See **Exhibit A** for more information regarding the request.*

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	**April 14, 2025**
Agency notice:	**July 15, 2025 & September 11, 2025**
Neighbor notification within 600 feet mailed on:	**September 15, 2025**
Newspaper notice published on:	**September 16, 2025**
Notice posted on site on:	**September 15, 2025**

TABLE OF CONTENTS:

	Page #
1. Background	**2**
2. Hearing Body Action	**2**
3. Hearing Criteria	**3**
4. Agency Comment	**10**
5. Public Comment	**10**
6. Summary & Conditions	**11**
7. Exhibits	**13**

1. BACKGROUND:

Parcel R33760010's current configuration was created by an approved administrative land division on December 5, 1994 (LS2003-355).

On March 13, 2025, a code enforcement case was opened for operating an unpermitted firewood sales business (CDEF2025-0060). It was determined on April 1, 2025, that the renter of the 2-acre portion of the 10.11 acres would need a conditional use permit for a staging area, contractor shop, and firewood sales. On April 29, 2025, the applicant submitted a conditional use permit application for a staging area, contractor shop, and firewood sales.

2. HEARING BODY ACTION:

Pursuant to the Canyon County Code of Ordinances (CCCO) Section 07-07-01, every use that requires the granting of a conditional use permit is declared to possess characteristics that 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. The commission 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. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in Article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which**:** (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7)Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (CCCO §07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (CCCO §07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve for CU2025-0010, Atkins – Hess, finding the application **does** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **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 CU2025-0010, Atkins – Hess, finding the application **does not** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **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 CU2025-0010, Atkins – Hess, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (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:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-07-05(1)**	**Is the proposed use permitted in the zone by conditional use permit?**
			Staff Analysis	A staging area and contractor shop are permitted in the "A" (Agricultural) zone by Conditional Use Permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The request includes firewood sales, which is a permitted use in the "A" (Agricultural) zone by a Director's Decision, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The firewood sales use is considered an accessory use to the tree service business because it is secondary and incidental to the primary use, a staging area and contractor shop (CCCO 07-02-03 – Accessory Use). Therefore, a director's decision would not be required for the accessory firewood sales use. The applicant submitted a conditional use permit for a staging area, contractor shop, and firewood sales on April 29, 2025. *See Exhibit A for the application and submitted materials.* • CCCO §07-02-03 defines a staging area as "*An area where equipment and/or materials are stored for use conducted entirely off-site."* • CCCO §07-02-03 defines a contractor shop as "*May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking."*
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Staff Analysis	The applicant, Anthony Hess, requests a conditional use permit to allow a staging area, contractor shop, and firewood sales for his business, Heartwood Tree Care, on parcel R33760010 on approximately 2 acres of the 10.11-acre parcel. • <u>Use:</u> The nature of the request consists of using 2 acres of the subject property to store equipment for the applicants' tree service business, Heartwood Tree Care, such as the service equipment, logs, wood chips, and firewood. The firewood is processed from the tree service work. The applicant is proposing to cover the 2 acres in woodchips. Company vehicles are stored onsite, and when in use, the employee vehicles will be stored onsite. The request includes an office, a storage container, and a small portable sawmill (**Exhibit A2**). During a meeting with the applicant on September 26, 2025, the applicant advised that the staging area and contractor shop will occur on the west 1-acre lot of the proposed 2-acres, whereas the firewood and woodchip sales, along with the business sign, will occur on the east 1-acre lot of the proposed 2-acres (**Exhibit A2.2**). • <u>Number of Employees:</u> The applicant currently has four (4) employees and is proposing up to eight (8) employees. The employees come on-site

				to load the company vehicles with needed supplies and do most of the work off-site (**Exhibits A2 and A3**). • Customers: Customers come onsite for the firewood sales. According to the letter of intent, there are approximately 1-2 customers a day who come onsite. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:30 a.m. – 5:00 p.m., and Saturdays, 7:30 a.m. – 12:00 p.m. per the applicant's letter of intent (**Exhibit A2**). • Parking: The proposal includes parking for eight (8) employee vehicles and the applicant's company vehicles (**Exhibit A2**). • Restrooms: The applicant is proposing a portable toilet on-site. • Firewood Sales: The firewood is processed from the tree service work that is conducted off-site. The firewood is then sold, approximately 50% of the firewood is sold onsite, and the other half is delivered to the customers. The majority of the firewood sales generally take place in October or November (**Exhibits A2 and A2.1**). The firewood sales are an accessory use to the primary use of a staging area and contractor shop of the tree service business, Heartwood Tree Care. • Sawmill: The applicant is proposing a small portable sawmill to place on the 1-acre portion west of the proposed 2-acre. The sawmill would provide winter work for the tree service workers (**Exhibit A2**).
☒	☐	☐	**07-07-05(3)**	**Is the proposed use consistent with the comprehensive plan?**
			Staff Analysis	As conditioned, the proposed use is consistent with the Comprehensive plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Agri-Tourism Exclusive Farm Use" (**Exhibit B1**). The property adjacent to the north is designated "Agricultural", and approximately 2,500 feet to the east is future designated "Intensive Agriculture Overlay". However, the property approximately 2,000 feet west of the subject property is designated for future "Rural Residential". This suggests the subject property is in an area that is planned for agricultural business growth, such as the proposed use. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goals and Policies: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* o 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 applicants' private property rights and may support the applicants' project and the surrounding applicants' rights by adding mitigating conditions to the

				proposed conditional use permit (CCCO Section 07-07-17). *See the recommended conditions on page 10.* • Economic Development Goals and Policies: o G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* o P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."* o G3.04.00: *"Increase agricultural-based and supportive businesses."* o 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 recommended conditions on page 10.* • Land Use Goals and Policies: o P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* o *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* o P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."* 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 recommended conditions on page 10.*
☒	☐	☐	**07-07-05(4)**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
			Staff Analysis	As conditioned, the proposed use is not anticipated to 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, as reviewed within a one-mile radius, indicate that the land use in the area is agricultural (**Exhibit B2.5**). Although there are some residential properties in the area, the majority have agricultural operations on the properties. There are agricultural operations adjacent to the subject property on all sides. A staging area and contractor shop are 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 with Primary Residence**	**A**	**-**
E	**Agricultural Operation**	**A**	**-**
W	**Agricultural with Primary Residence**	**A**	**-**

"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:
Within a 1-mile radius of the property, there has been one (1) land use case approved for a communications tower (**Exhibit B2.6**). There have been six (6) subdivisions approved (**Exhibit B2.7**) in a 1-mile radius from the subject property. Within a 2-mile radius of the subject property, there are two (2) gravel pits (**Exhibit B2.8**).

Character of the Area:
The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. With large agricultural operations on the north and east properties adjacent to the subject parcel. Within 600 feet of the subject property, there are 10 residential properties, all located on agricultural parcels.

Potential Impacts:
The staging area, contractor shop, and firewood sales may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. Staff have proposed conditions to aid in mitigating these potential effects.

The applicant is proposing the hours of operation to be Monday through Friday, 7:30 a.m. – 5:00 p.m., and Saturdays, 7:30 a.m. – 12:00 p.m. Staff is proposing a condition to limit the days and times of using chainsaws and sawmills to Monday through Friday, 9:00 a.m. – 5:00 p.m. This will provide mitigation of the noise created by the use. See **Condition # 7b**.

The proposed use may increase the dust levels in the immediate vicinity. Access to the subject property and parking areas is gravel or covered in wood chips. The applicant is proposing to cover the approximately 2 acres in woodchips. As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) 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, and to cover the 2 acres in woodchips. See proposed **conditions # 9 and 9a**. See further analysis under section 07-07-05(06 & 07) for discussion and recommended conditions. In order to obscure the business operations, staff recommends that a condition be added to add a sight-obscuring fence or sight-obscuring foliage to the property. See proposed **Condition # 12.** The applicant has not indicated that they plan to install lighting for the associated use. 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 proposed **Condition # 4**. See CCCO §07-07-05(7) for potential traffic impact analysis.
☒	☐	☐	**07-07-05(5)**	**Will adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
			Staff 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 staging area and contractor shop. According to the Land Use Worksheet, the proposed use will not be using any water (**Exhibit A3**). **Sewer:** There are no proposed septic tanks for this project. There is currently an individual septic tank servicing the residence on site. The applicant is proposing portable toilets. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. See proposed **Condition No. 13** (**Exhibits A3 and D2**). **Irrigation:** The applicant has gravity irrigation provided via surface water (**Exhibit A3**). It's not anticipated that the irrigation system will be impacted by the proposed use. The Boise Project Board of Control provided a comment on July 25, 2025, stating that the property possesses valid water rights (**Exhibit D5**). **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Exhibit A3**). **Utility Systems:**

				Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 15, 2025, and September 11, 2025. 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.
☒	☐	☐	**07-07-05(6)**	**Does legal access to the subject property for the development exist, or will it exist at the time of development?**
			Staff Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel has frontage on Crystal Lane along the eastern border. According to the comment received from the Golden Gate Highway District #3 in **Exhibit D1**, Crystal Lane is classified as a Local Road. Golden Gate Highway District's comment provided conditions of approval, such as the applicant obtaining an approach permit, maintaining the minimum driveway spacing requirements, and a representative of Golden Gate Highway District is to address any possible sight distance issues.
☒	☐	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Staff Analysis	There will not be undue interference with the existing or future traffic patterns as conditioned. It's anticipated that there will be a total of eight (8) employees, most of whom will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. Customers do come onsite for the purchase of firewood. According to the letter of intent (**Exhibit A2**), there would not be more than approximately two (2) customers on-site in a day. According to the comment from ITD, they have no comments or concerns. (**Exhibit D4**). The comment received from Golden Gate Highway District on July 15, 2025, stated that a traffic impact study is not warranted (**Exhibit D1**).
☒	☐	☐	**07-07-05(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?**
			Staff 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 R33760010 is serviced by the Homedale School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on July 15, 2025, and September 11, 2025. No comments were received by the school district.

				Police and Fire protection: Parcel R33760010 is under the jurisdiction of the Homedale Fire District. Homedale 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 proposed **condition # 2**. Agency notice was sent on July 15, 2025, and September 11, 2025. No comment was received by the materials deadline. 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 July 15, 2025, and September 11, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Boise Project Board of Control and Wilder Irrigation District on July 15, 2025, and September 11, 2025. The Boise Project Board of Control provided a comment on July 25, 2025, stating that the property does possess a valid water right and that there are no irrigation facilities located on the property (**Exhibit D5**). **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop & Staging Area-

USE STANDARDS CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-09(1)**	**Contractor Shop: (1) The use shall be contained within a building or behind a sight-obscuring fence.**
			Staff Analysis	There shall be a sight-obscuring fence that all vehicles, equipment, and firewood sales will be contained behind. See **Condition # 12**. The office is proposed to be contained within a building. All other work is done off-site.
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-29(1)**	**All work shall be conducted off-site.**
			Staff Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with loading and unloading of supplies on-site, except what is allowed with the contractor shop criteria, which includes storing vehicles and equipment, which will either be in a building or located behind a site-obscuring fence/foliage (**Exhibits A2 and A3).**

☒	☐	☐	**07-14-29(2)**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
			Staff Analysis	Per the applicant's land use worksheet, parking will be on-site (**Exhibit A3).** No parking will take place on a public or private road (**Condition # 7c**). Based on the Planning Staff's site visit on August 25, 2025, there does not appear to be any inoperable business vehicles on the property (**Exhibit C**)
☒	☐	☐	**07-14-29(3)**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
			Staff Analysis	Per the applicant's letter of intent, there will be approximately eight (8) employees total who will visit the premises to pick up equipment to be used elsewhere **(Exhibit A2).**
☒	☐	☐	**07-14-29(4)**	**Employees may meet on the premises to share rides to and from job sites.**
			Staff Analysis	The above may occur (**Exhibit A.2**). There may be instances where multiple employees are needed at a job site; in this instance, the employees may ride in one company vehicle to the job site.
☒	☐	☐	**07-14-29(5)**	**Employees' vehicles shall be parked on site and not on a public or private road.**
			Staff Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Exhibit C**). There is space for more parking if needed. Per **Condition # 7c**, there shall be no parking on a public or private road.

4. AGENCY COMMENTS:

Agencies including the Homedale School District, Southwest District Health, Homedale Fire District, State Fire Marshal, Golden Gate Highway District, CenturyLink, Intermountain Gas, Idaho Power, Ziply, Boise Project Board of Control, Wilder Irrigation, Idaho Transportation Department (ITD), Canyon County Sherriff, Emergency Management Coordinator, Canyon County Ambulance District, Canyon County Building Department, Canyon County Code Enforcement, Canyon County Engineering Department, Canyon County GIS Department and Department of Environmental Quality (DEQ) were notified of the subject application.

Staff received agency comments from Golden Gate Highway District, Southwest District Health, Boise Project Board of Control, DEQ, ITD, and Canyon County Building Department. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 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.

5. PUBLIC COMMENTS:

Staff received one (1) total written public comment by the materials deadline of October 6, 2025. The comment received was in opposition. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

Pursuant to Canyon County Ordinance 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.

6. SUMMARY & RECOMMENDED CONDITIONS:

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.
2. A change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the business office. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. Prior to commencement of use, the applicant shall coordinate with Golden Gate Highway District #3 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
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 without written approval from the irrigation district with jurisdiction. All necessary permits shall be obtained from Pioneer Irrigation District and shall be obtained prior to commencement.
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 A2, A2.1, A2.2, and A4**).
    a. The hours of operation shall be Monday – Friday, 7:30 a.m. – 5 p.m., and Saturdays, 7:30 a.m. – 12:00 p.m., as proposed in the applicant's letter of intent (**Exhibit A2**).
    b. The use of chainsaws and sawmills shall be limited to the hours of operation: Monday through Friday, 9:00 a.m. – 5:00 p.m.
    c. 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.
    d. The east 1-acre portion of the proposed 2-acres shall be limited to the business sign and firewood and woodchip sales (**Exhibit A2.2**).
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.

   a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the office.

9. A dust mitigation plan shall be submitted prior to commencement of use to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.

   a. The applicant shall install woodchips on the surface of the 2 acres designated for the conditional use permit for the staging area, contractor shop, and firewood sales as seen in **Exhibit A4**.

10. Uncut wood and firewood (including rounds, cut, and split) pile sizes shall not exceed 15 feet in height and 100 feet in width.

11. The "Chip" pile shall not exceed 10 feet in height and 100 feet in length or width, and there shall only be one "Chip" pile on the property.

12. A sight-obscuring fence, foliage that is sight-obscuring, or a combination of a fence and foliage that is sight-obscuring shall be constructed on all boundaries of the back 1-acre portion of the proposed 2-acres located on the 10.11-acre parcel. The placement of fencing or foliage shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval prior to commencement of use (**Exhibit A2.2**).

13. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH prior to the commencement of contractor shop and staging area activities.

   a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health.

14. The conditional use permit for a staging area, contractor shop, and firewood sales shall be limited to Anthony Hess and family. Should ownership of the approximately 2 acres of the 10.11-acre parcel change from Anthony Hess or an immediate family member, the conditional use permit for a staging area, contractor shop, and firewood sales shall terminate.

7. EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
      2.1. Clarification Email from August 26, 2025
      2.2. Meeting Notes from September 26, 2025
   3. Land Use Worksheet
   4. Site Plan
   5. Neighborhood Meeting
   6. Agency Acknowledgement

B. Supplemental Documents
   1. Parcel Tool
   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. Land Use Cases with Report
      2.7. Subdivision Map with Report
      2.8. Dairy, Feedlot, and Gravel Pit Map
      2.9. Lot Classification Map
      2.10. Soil and Prime Farmland Maps with Report
      2.11. Contour Map
      2.12. Nitrate Priority & Wells Map
      2.13. TAZ Household and Job Maps
      2.14. Slope Percent Map
      2.15. Future Land Use Map

C. Site Visit Photos: August 25, 2025

D. Agency Comments Received by: October 6, 2025
   1. Golden Gate Highway District; Received: July 15, 2025
   2. Southwest District Health; Received: July 15, 2025
   3. Department of Environmental Quality; Received: July 21, 2025
   4. ITD; Received: July 23, 2025
   5. Boise Project Board of Control; Received: July 25, 2025
   6. Canyon County Building Department; Received: September 11, 2025

E. Public Comments Received by: October 6, 2025
   1. Gary Garrett – IN OPPOSITION; Received: September 22, 2025

Exhibit A:

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0010

Hearing date: October 16, 2025

Exhibit A1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Sean Atkins	
	MAILING ADDRESS: 16905 Crystal Lane	
	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:* 4-15-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Anthony Hess	
	COMPANY NAME: Heartwood Tree Care	
	MAILING ADDRESS: 24249 Hoskins Rd. Wilder ID 83676	
	PHONE: [redacted]	[redacted]

SITE INFO	STREET ADDRESS: 16905 Crystal Lane	
	PARCEL NUMBER: R337600/0	
	PARCEL SIZE: 10.11 acres	
	REQUESTED USE: Stage area - 2 acres	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: Golden Gate Hwy

FOR DSD STAFF COMPLETION ONLY: Fees Paid / /25

CASE NUMBER	CU2025-0010	DATE RECEIVED:	4/15/25 for completeness
RECEIVED BY:	APPLICATION FEE:		CK MO CC CASH

pd. 4-29-25
CDEF2025-0060

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

Heartwood Tree Care
24249 Hoskins Rd
Wilder, ID 83676

Canyon County Development Services Dept.
111 North 11th Ave #310
Caldwell, ID 83605

4-2-2025

To whom it may concern,

This is a letter of intent stating that Heartwood Tree Care is seeking a Conditional Use Permit for the 2 acres positioned on the corner of Homedale Rd and Crystal Lane owned by Sean Atkins. The address is 19605 Crystal Lane Wilder, Idaho and the parcel number is R33760010.

Heartwood Tree Care LLC is owned by Anthony Hess and is a tree service business. We are using the lot as a staging area for our tree service business. We park our service equipment on the lot and store logs and wood chips and process firewood that returns from our tree service work.
Our normal hours are Monday through Friday 7:30 a.m. to 5:00 p.m. and occasionally on a Saturday. We have 4 employees and will maybe have 6 to 8 someday. There is a small outbuilding that Heartwood Tree Care plans to make into an attractive office with rustic wood siding. We have a land/sea container where we store our small equipment. This container can easily be moved. The trucks usually depart around 8:30 a.m. and return in the afternoon. Very minimal work is actually done at the lot.

Eventually we would like to purchase a small portable sawmill for this location to provide winter work for our tree service workers. This is not a commercial sawmill and lumber sales would likely never amount to more than a customer or two a day. Firewood sales generally take place in October when we invite our customers to come, and we load their truck or trailer with palletized firewood. We load up and deliver around 50% of the firewood we sell.

We plan to cover the 2-acre lot in woodchips and intend to operate in such a way that the land can be turned back into farm ground. We do not plan to put down any hard surface. We have a portable toilet at the lot and so there is no need for a water or sewer system. The wood chips keep the dust down. Equipment activity and traffic is minimal.
It is our intention to be ecologically responsible and create an organized and attractive staging ground for the tree service business.

Canyon County has issued a Conditional Use Permit as the owner of River Valley Woodworks, to have a sawmill operation that was attractive and well maintained at 24249 Hoskins Rd. This has worked well, the neighbors all seem satisfied, and the property has maintained an appearance of a homestead that supports craftsmanship style business. In the same vein, Heartwood Tree Care would like to operate in a way that beautifies the community and is open to suggestions and input from neighbors and Planning and Zoning. Planting trees and keeping a neat appearance are important to Heartwood Tree Care's business model.

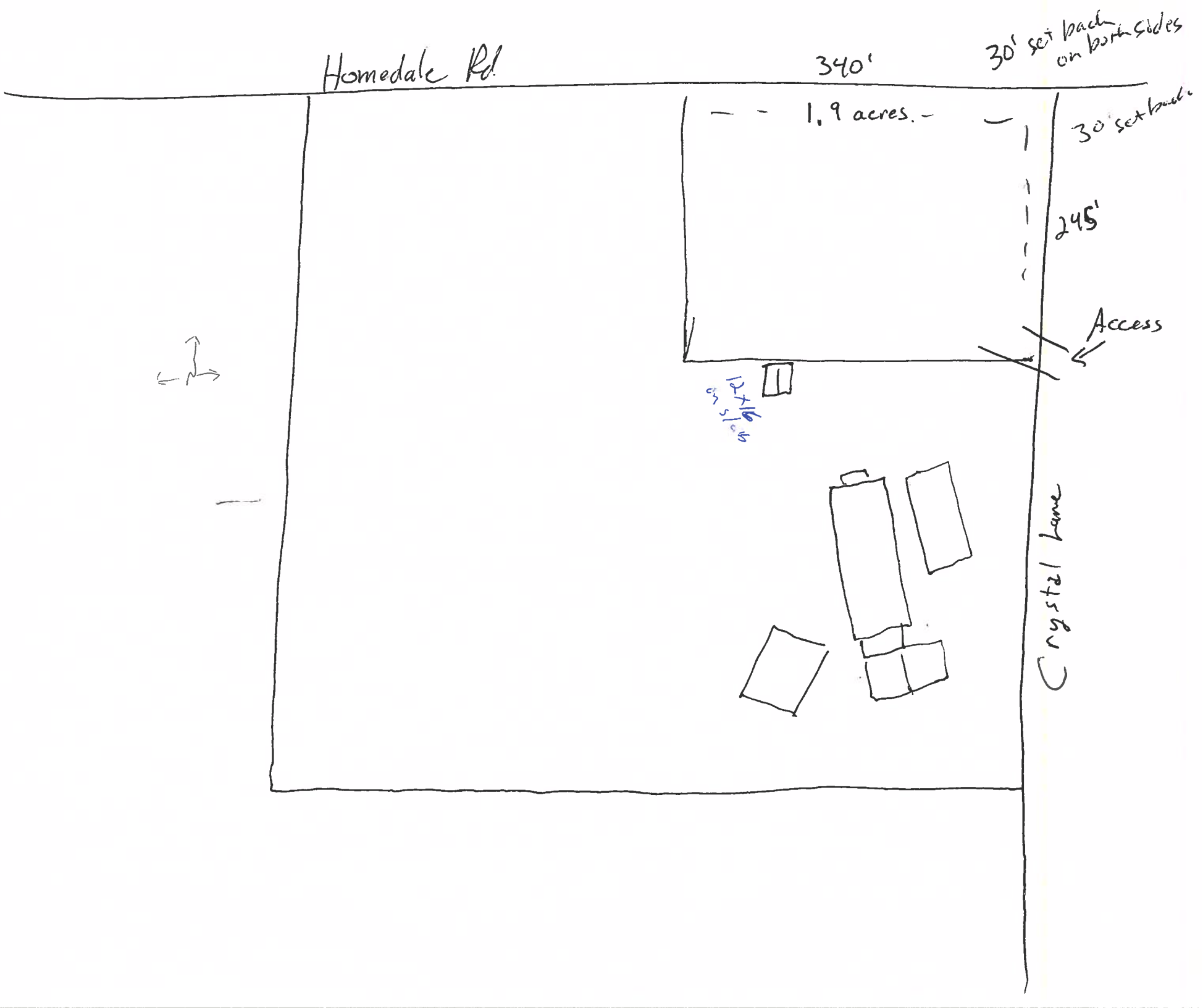
Sincerely,

Anthony Hess
[redacted]

Addendum:

#1 Few neighbors seemed concerned enough to show up at the meeting. I could have gotten signatures from some who didn't attend but that didn't seem consistent with what the neighborhood sign-up sheet is for.

#2 The one neighbor who does have a concern shares the exact same concern I have. We don't want a permit so broad that the property can be sold and someone else can put in a big ugly industrial business. I would like the special use permit to be written narrowly enough that it doesn't open the door wide to other kinds of use at this time. I do not own the property, but I am hoping I can purchase it someday. If I could purchase the property, I would probably park the equipment behind the house in front of a private fence.


Homedale Rd.
340'
30' set back on both sides
1.9 acres.
30' setback
245'
Access
Crystal Lane

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: Im not using water

   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

   ☑ N/A – Explain why this is not applicable: we have a porta jon

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)

   ditch

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: parking Tree Service trucks, firewood, sawmill.

2. DAYS AND HOURS OF OPERATION:

☐ Monday 8 to 5

☐ Tuesday 8 to 5

☐ Wednesday 8 to 5

☐ Thursday 8 to 5

☐ Friday 8 to 5

☐ Saturday 8 to 5 noon

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☑ Yes If so, how many? 6 ☐ No

4. WILL YOU HAVE A SIGN? ☑ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 4 ft Width: 8 ft. Height above ground: 4 ft

What type of sign: _____ Wall _____ Freestanding ✓ Other

5. PARKING AND LOADING:

How many parking spaces? no + public parking. 10 vehicles

Is there is a loading or unloading area? no

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** None

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: _____

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Sean Atkins (name), 16905 Crystal Ln 83676 (address)

Wilder (city), Idaho (state), 83676 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Anthony H. Hess (name), 24249 Hoskins Rd. Wilder ID 83676 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 15 day of April, 20 25.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 15 day of April, in the year 2025, before me Jessica Barroso a notary public, personally appeared Sean Atkins, 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.

JESSICA BARROSO
Notary Public - State of Idaho
Commission Number 55346
My Commission Expires May 24, 2030

Notary: Jessica Barroso

My Commission Expires: 5.24.30

2023-027897
RECORDED
08/28/2023 01:18 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

Sean Atkins and Sommer Atkins
16905 Crystal Ln
Wilder, ID 83676

WARRANTY DEED

File No.: 4106-4093142 **(WS)** Date: **August 25, 2023**

For Value Received, **Loren Anderson and Kathy Anderson, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Sean William Robert Atkins and Sommer Desiree Atkins, husband and wife as community property with right of survivorship**, hereinafter referred to as Grantee, whose current address is **16905 Crystal Ln, Wilder, ID 83676**, the following described premises, situated in **Canyon** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

A portion of the North Half of the Northeast Quarter of the Northwest Quarter, Section 12, Township 3 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said North Half of the Northeast Quarter of the Northwest Quarter; thence
South 0° 36' 31" West along the East boundary of said North Half of the Northeast Quarter of the Northwest Quarter a distance of 663.63 feet to the Southeast corner of said North Half of the Northeast Quarter of the Northwest Quarter; thence
South 89° 12' 00" West along the South boundary of said North Half of the Northeast Quarter of the Northwest Quarter a distance of 666.90 feet; thence
North 0° 36' 53" East a distance of 663.30 feet to a point on the North boundary of said North Half of the Northeast Quarter of the Northwest Quarter; thence
North 89° 10' 16" East along said North boundary a distance of 666.84 feet to the POINT OF BEGINNING.

APN: **33760010 0**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Loren Anderson

Kathy Anderson

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 8.25.2023 by Loren Anderson and Kathy Anderson.

Signature of Notary Public
My Commission Expires: _____

HEATHER DINES
COMMISSION #67377
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/31/2028

Exhibit A2:

Heartwood Tree Care
24249 Hoskins Rd
Wilder, ID 83676

Canyon County Development Services Dept.
111 North 11th Ave #310
Caldwell, ID 83605

4-2-2025

To whom it may concern,

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Our normal hours are Monday through Friday 7:30 a.m. to 5:00 p.m. and occasionally on a Saturday. We have 4 employees and will maybe have 6 to 8 someday. There is a small outbuilding that Heartwood Tree Care plans to make into an attractive office with rustic wood siding. We have a land/sea container where we store our small equipment. This container can easily be moved. The trucks usually depart around 8:30 a.m. and return in the afternoon. Very minimal work is actually done at the lot.

Eventually we would like to purchase a small portable sawmill for this location to provide winter work for our tree service workers. This is not a commercial sawmill and lumber sales would likely never amount to more than a customer or two a day. Firewood sales generally take place in October when we invite our customers to come, and we load their truck or trailer with palletized firewood. We load up and deliver around 50% of the firewood we sell.

We plan to cover the 2-acre lot in woodchips and intend to operate in such a way that the land can be turned back into farm ground. We do not plan to put down any hard surface. We have a portable toilet at the lot and so there is no need for a water or sewer system. The wood chips keep the dust down. Equipment activity and traffic is minimal.
It is our intention to be ecologically responsible and create an organized and attractive staging ground for the tree service business.

Canyon County has issued a Conditional Use Permit as the owner of River Valley Woodworks, to have a sawmill operation that was attractive and well maintained at 24249 Hoskins Rd. This has worked well, the neighbors all seem satisfied, and the property has maintained an appearance of a homestead that supports craftsmanship style business. In the same vein, Heartwood Tree Care would like to operate in a way that beautifies the community and is open to suggestions and input from neighbors and Planning and Zoning. Planting trees and keeping a neat appearance are important to Heartwood Tree Care's business model.

Sincerely,

Anthony Hess
[redacted]

Addendum:

#1 Few neighbors seemed concerned enough to show up at the meeting. I could have gotten signatures from some who didn't attend but that didn't seem consistent with what the neighborhood sign-up sheet is for.

#2 The one neighbor who does have a concern shares the exact same concern I have. We don't want a permit so broad that the property can be sold and someone else can put in a big ugly industrial business. I would like the special use permit to be written narrowly enough that it doesn't open the door wide to other kinds of use at this time. I do not own the property, but I am hoping I can purchase it someday. If I could purchase the property, I would probably park the equipment behind the house in front of a private fence.

Exhibit A2.1:

Archived: Tuesday, October 7, 2025 11:00:26 AM
From: Heartwood Tree Care
Mail received time: Tue, 26 Aug 2025 14:21:40
Sent: Tue, 26 Aug 2025 14:21:19
To: Amber Lewter
Subject: [External] Re: CU2025-0010
Importance: Normal
Sensitivity: None
Attachments:
image001.png

We're only bringing in material that we get as a result of tree removal.\~ I don't only do firewood in October but I prefer to hold onto it and release it in October or November. I don't want to mess with selling firewood the rest of the year.\~
However, if I could put a sawmill there on the next acre over, likely some customers would be coming in and out throughout the week.

On Tue, Aug 26, 2025 at 12:46 PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Mr. Hess,
>
> \~
>
> I just wanted to clarify if you are bringing in any 3rd party materials for your firewood sales or if the firewood sales is fully the product from the tree service? Also, the letter of intent states that firewood sales are in the month of October. Is this the only month you do firewood sales?
>
> \~
>
> \~
>
> Thank you,
>
> \~
>
> **Amber Lewter**
>
> Associate Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID\~ 83605
>
> \~
>
> Direct Line:\~ 208-454-6631\~\~\~\~\~\~\~\~

Exhibit A2.2:

Archived: Tuesday, October 7, 2025 11:00:35 AM
From: Heartwood Tree Care
Mail received time: Fri, 26 Sep 2025 20:26:48
Sent: Fri, 26 Sep 2025 20:26:23
To: Amber Lewter
Subject: [External] Re: CU2025-0010 Meeting Notes
Importance: Normal
Sensitivity: None
Attachments:
image001.png;

That all looks good to me.\~
I hope I can have some time to accomplish\~all this.\~

On Fri, Sep 26, 2025 at 12:55 PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Anthony,
>
> \~
>
> Thank you for meeting with me today for your conditional use permit case, CU2025-0010. During this meeting, we ironed out the sight-obscuring fence condition. We landed on a condition that provides options but still follows the intent of the code to be sight-obscuring. For example, you may choose to do a sight-obscuring fence, a fence with trees to obscure sight, or hedges that would be sight-obscuring.
>
> \~
>
> We discussed moving the staging area and contractor shop portion of the business to the back 1-acre lot of the proposed 2-acre lot, which would be required to have the sight-obscuring condition, and then the front 1-acre portion could have the sign, firewood, and woodchip sales.
>
> \~
>
> Please let me know if I missed anything. I look forward to seeing you at the hearing.
>
> \~
>
> Thank you,
>
> \~
>
> **Amber Lewter**
>
> Associate Planner

Exhibit A3:

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: I'm not using water

   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

   ☑ N/A – Explain why this is not applicable: we have a porta jon

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)

   ditch

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: parking Tree Service trucks, firewood, sawmill.

2. DAYS AND HOURS OF OPERATION:

☐ Monday 8 to 5

☐ Tuesday 8 to 5

☐ Wednesday 8 to 5

☐ Thursday 8 to 5

☐ Friday 8 to 5

☐ Saturday 8 to 5 noon

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☑ Yes If so, how many? 6 ☐ No

4. WILL YOU HAVE A SIGN? ☑ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 4 ft Width: 8 ft. Height above ground: 4 ft

What type of sign: _____ Wall _____ Freestanding ✓ Other

5. PARKING AND LOADING:

How many parking spaces? no + public parking. 10 vehicles

Is there is a loading or unloading area? no

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** None

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 A4:

30' set back on both sides
30' set back
245'
Access
Crystal Lane
340'
1.9 acres.
12x16 on slab
Homedale Rd.

Exhibit A5:

Heartwood Tree Care
24249 Hoskins Rd
Wilder, ID 83676

Dear Neighbor, 4-3-25

We are in the process of presenting an application to Canyon County Development Services for a Conditional Use Permit. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing be scheduled. Also, only after our application has been accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: April 14
Time: 7:00 p.m.
Location: 19605 Crystal Lane.
Property Description: 2 acres on SW corner of Homedale Rd and Crystal Lane.

This project is summarized below:
Site Location: 2 acres on NE corner of Homedale Rd.
Proposed Access: Accessed through double green gates off of Crystal Lane.
Proposed Lots. 2 acres covered in woodchips on corner.

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Heartwood Tree Care is seeking a Conditional Use Permit for the 2 acres positioned on the corner of Homedale Rd and Crystal Lane owned by Sean Atkins. The address is 19605 Crystal Lane Wilder, Idaho and the parcel number is R33760010.

Heartwood Tree Care LLC is owned by Anthony Hess and is a tree service business. We are using the lot as a staging area for our tree service business. We park our service equipment on the lot and store logs and wood chips and process firewood that returns from our tree service work.
Our normal work hours are Monday through Friday 7:30 a.m. to 5:00 p.m. and occasionally on a Saturday. We have 4 employees and will maybe have 6 to 8 someday. There is a small outbuilding that Heartwood Tree Care plans to make into an attractive office with rustic wood siding. We have a land/sea container where we store our small equipment. The trucks usually depart around 8:30 a.m. and return in the afternoon. Very minimal work is actually done at the lot.

Eventually we would like to purchase a small portable sawmill for this location to provide winter work for our tree service workers. This is not a commercial sawmill and lumber sales would likely never amount to more than a customer or two a day. Firewood sales generally take place in October when we invite our customers to come, and we load their truck or trailer with palletized firewood. We load up and deliver around 50% of the firewood we sell.

We are covering the ground with wood chips that can allow the land to be returned to fertile farm soil at any time. It is our intention to be ecologically responsible and create an organized and attractive staging ground for the tree service business.

Canyon County permitted me as the owner of River Valley Woodworks to have a sawmill operation that was attractive and well maintained at 24249 Hoskins Rd called River Valley Woodworkss. This has worked well, the neighbors all seem satisfied, and the property has maintained an appearance of a homestead that supports craftsmanship style business. In the same vein, Heartwood Tree Care would like to operate in a way that beautifies the community and is open to suggestions and input from neighbors and Planning and Zoning. Planting trees and keeping a neat appearance are important to Heartwood Tree Care's business model.

Please feel free to contact me at [redacted] or by email at [redacted]

Sincerely, Anthony Hess

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

SITE INFORMATION

Site Address: 16905 Crystal Ln		Parcel Number: R33760010	
City: Wilder ID		State: ID	ZIP Code: 83676
Notices Mailed Date:		Number of Acres: 10.11	Current Zoning:
Description of the Request:			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Anthony Hess		
Company Name: Heartwood Tree Care		
Current address: 24249 Hobbins Rd		
City: Wilder	State: Idaho	ZIP Code: 83676
Phone: [redacted]	Cell: Same	Fax: —
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 4-14-25	MEETING LOCATION: 16905 Crystal Ln
MEETING START TIME: 7:00 pm	MEETING END TIME: 7:30 pm.
ATTENDEES: 12 This included my family	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Robert Dean	Robert Dean	24745 Homedale Rd, Wilder
2. Kimberly Dean	Kimberly Dean	" "
3. Kayla Atkins	Kayla A	16905 Crystal Ln Wilder
4. David Nunez	David Nunez	24416 Homedale Rd Wilder
5. Ana Nunez	& Family	
6. Anthony Hess		
7.		
8.		
9.		

Revised 6/9/22

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):

Anthony H Hess

APPLICANT/REPRESENTATIVE (Signature):

DATE: 4 / 14 / 25

Exhibit A6:

AGENCY ACKNOWLEDGMENT

Date: 4-11-25
Applicant: Anthony H. Hess
Parcel Number: R33760010
Site Address: 16905 Crystal Lane

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

Date: 04/11/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Homedale Rural Fire District
☐ Applicant submitted/met for official review.

Date: 4-7-25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Golden Gate Highway #3
☐ Applicant submitted/met for official review.

Date: 4/7/25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Wilder
☐ Applicant submitted/met for official review.

Date: 4/7/25 Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

N/A

Area of City Impact: City: WILDER (CITY OF)
☐ Applicant submitted/met for official review.

Date: 04/03/25 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 B:

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0010

Hearing date: October 16, 2025

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

Exhibit B1:

R33760010 PARCEL INFORMATION REPORT

10/7/2025 10:40:16 AM

PARCEL NUMBER:	R33760010
OWNER NAME:	ATKINS SEAN WILLIAM ROBERT
CO-OWNER:	ATKINS SOMMER DESIREE
MAILING ADDRESS:	16905 CRYSTAL LN WILDER ID 83676
SITE ADDRESS:	16905 CRYSTAL LN
TAX CODE:	0780000
TWP:	3N **RNG:** 5W **SEC:** 12 **QUARTER:** NW
ACRES:	10.11
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	GOLDEN-GATE HWY #3
FIRE DISTRICT:	HOMEDALE FIRE
SCHOOL DISTRICT:	HOMEDALE SCHOOL DIST #370
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	AGRI-TOURISM EXCLUSIVE FARM USE
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0325F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2023027897
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	12-3N-5W NW TAX 17 IN N 1/2 NENW
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 B2:

EXHIBIT B.2

Case Maps/Reports

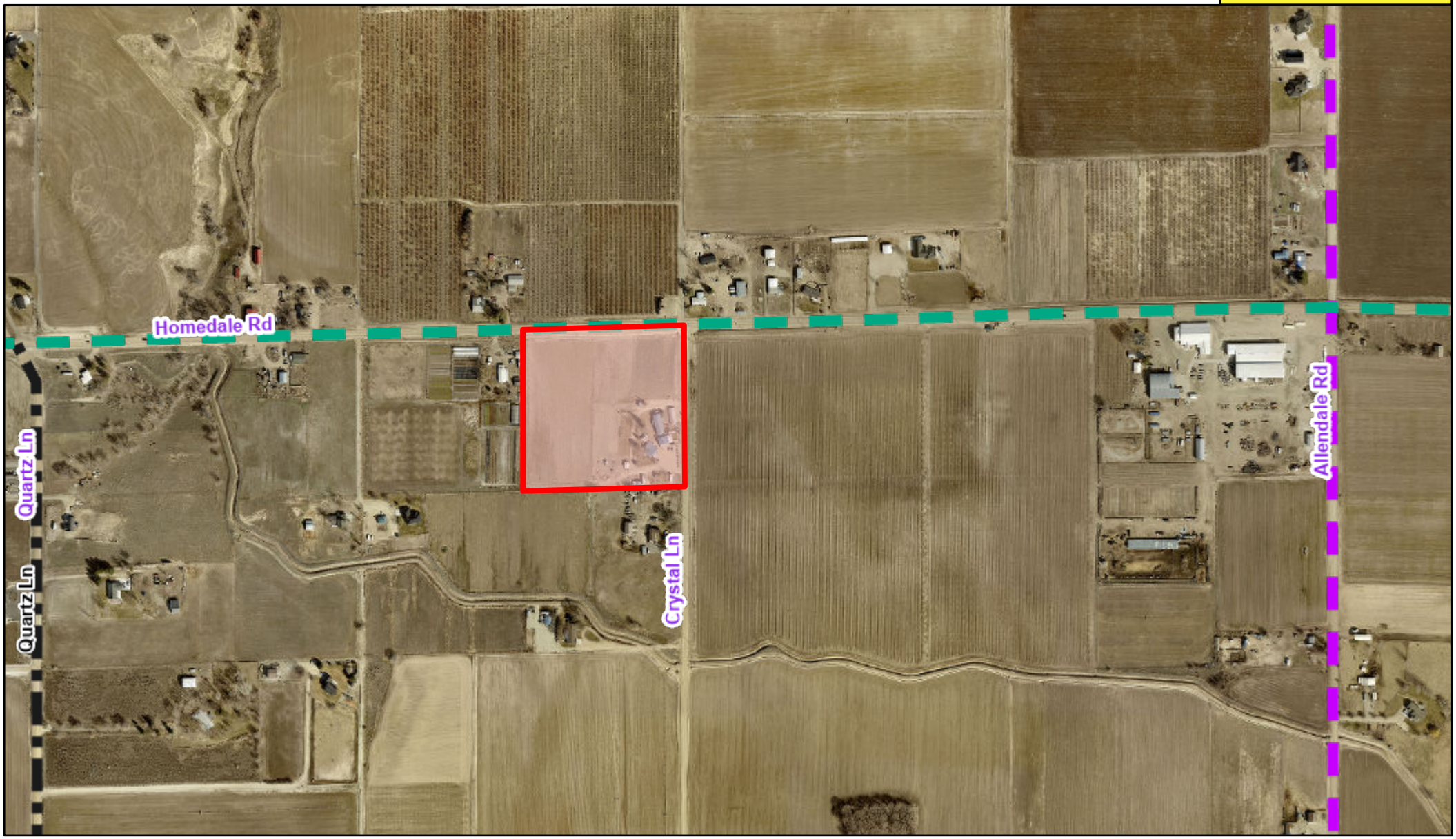
Planning & Zoning Commission

Case# CU2025-0010

Hearing date: October 16, 2025

Canyon County, ID Web Map

Exhibit B2.1:



4/30/2025, 9:48:54 AM

Multiple Parcel Search _Query result

CC_PrivateRoads

ITDFunctionalClassification

Major Collector

Minor Arterial

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

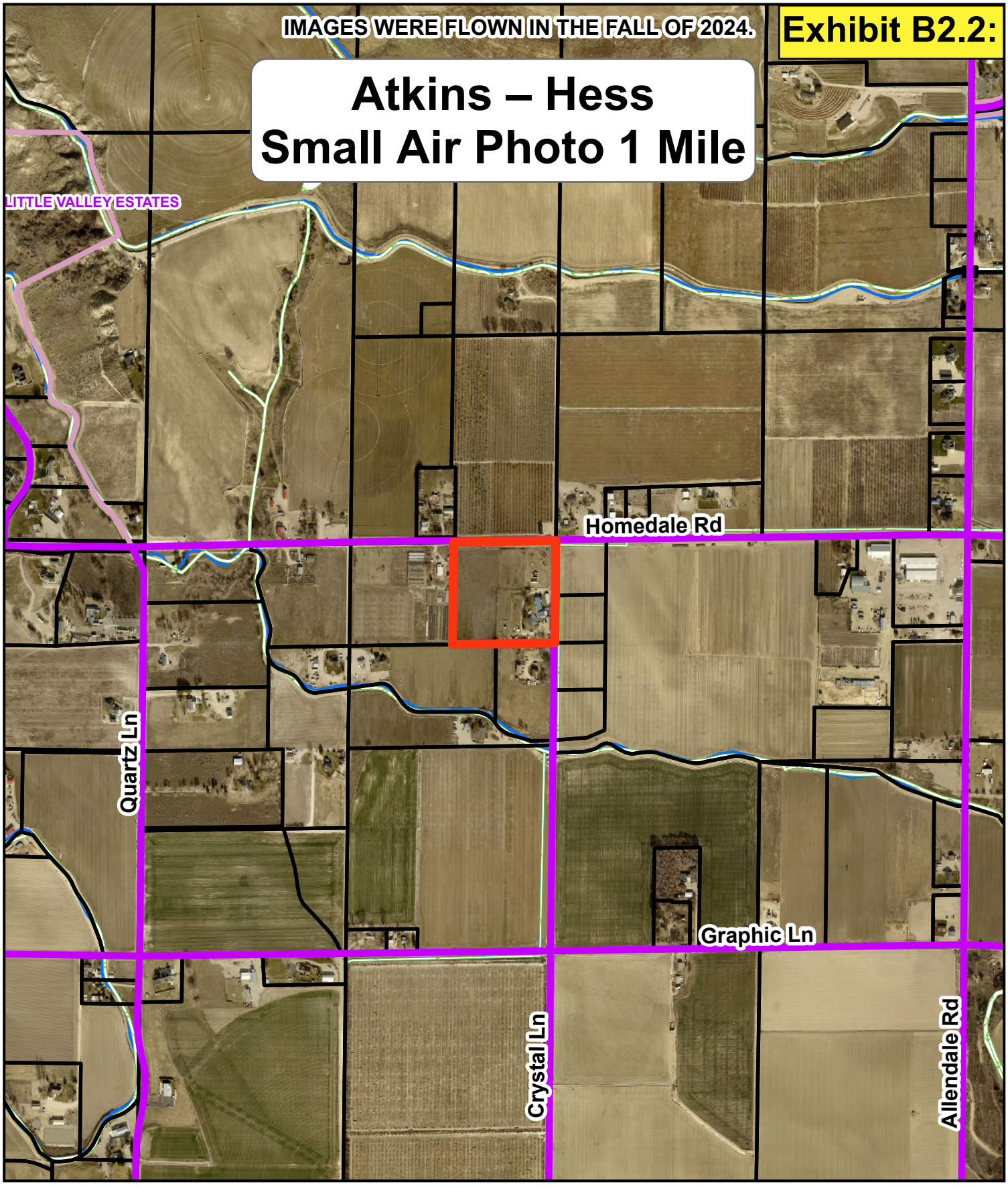
0 0.05 0.1 0.2 mi

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 B2.2:
Atkins – Hess
Small Air Photo 1 Mile
LITTLE VALLEY ESTATES
Homedale Rd
Quartz Ln
Graphic Ln
Crystal Ln
Allendale Rd
City_Limits
Wetlands
0
0.25
0.5
Miles

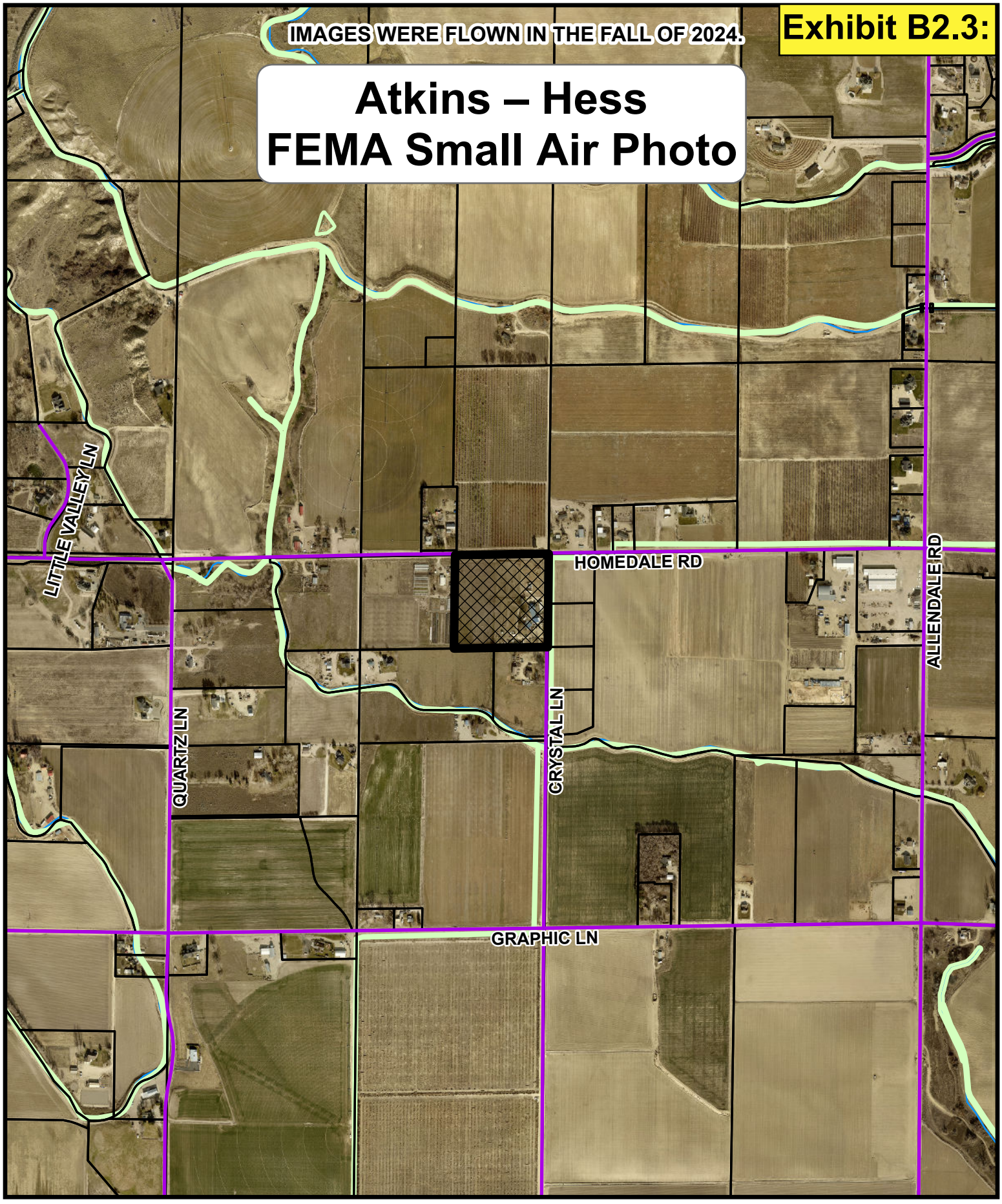
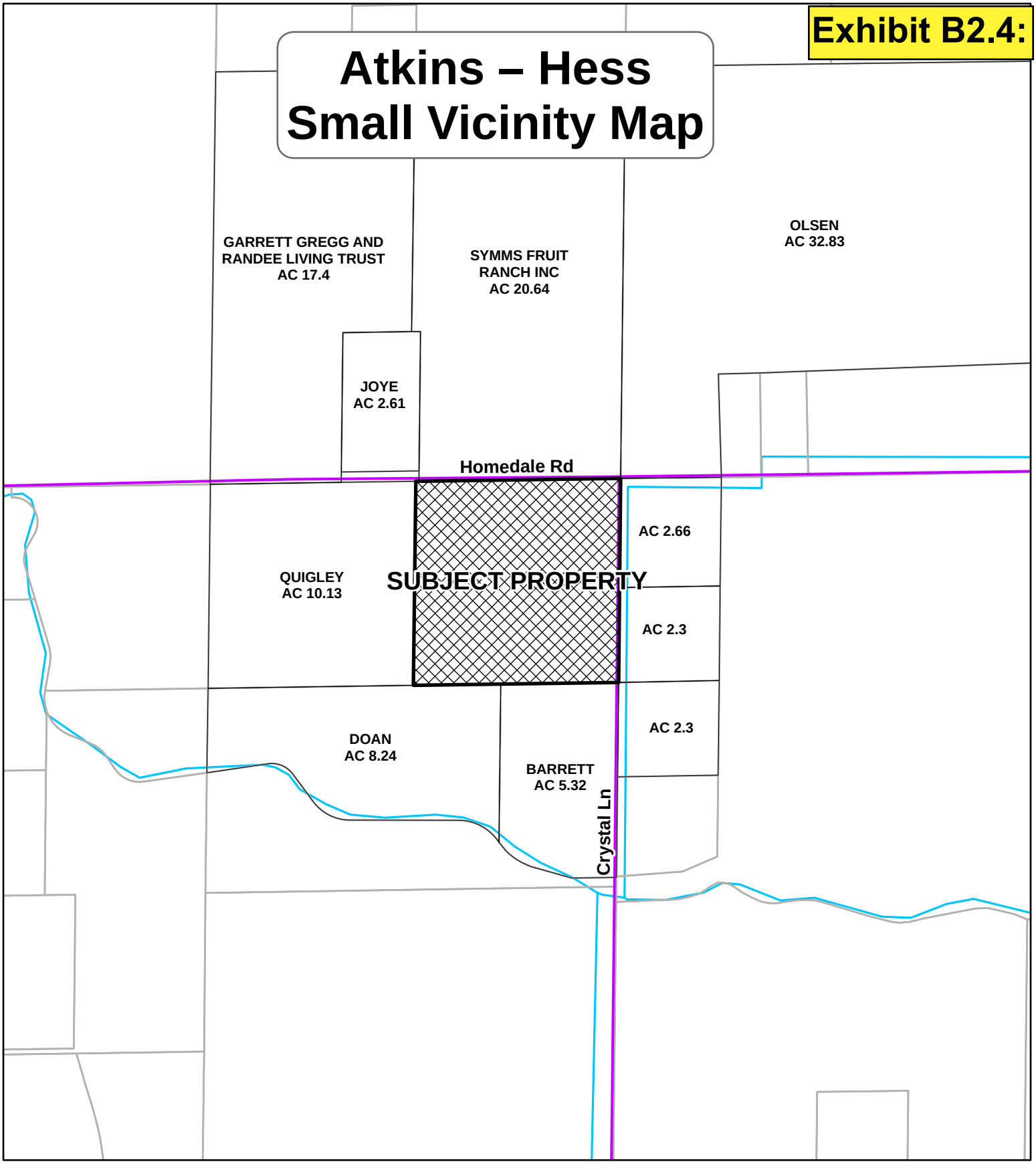
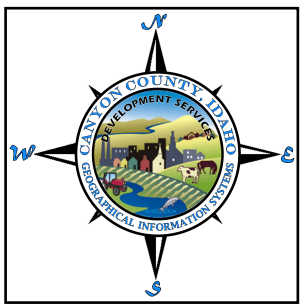
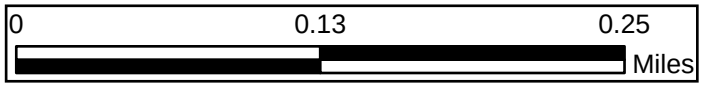

IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit B2.3:
Atkins – Hess
FEMA Small Air Photo
LITTLE VALLEY LN
HOMEDALE RD
ALLENDALE RD
QUARTZ LN
CRYSTAL LN
GRAPHIC LN
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
400 0 400
Feet

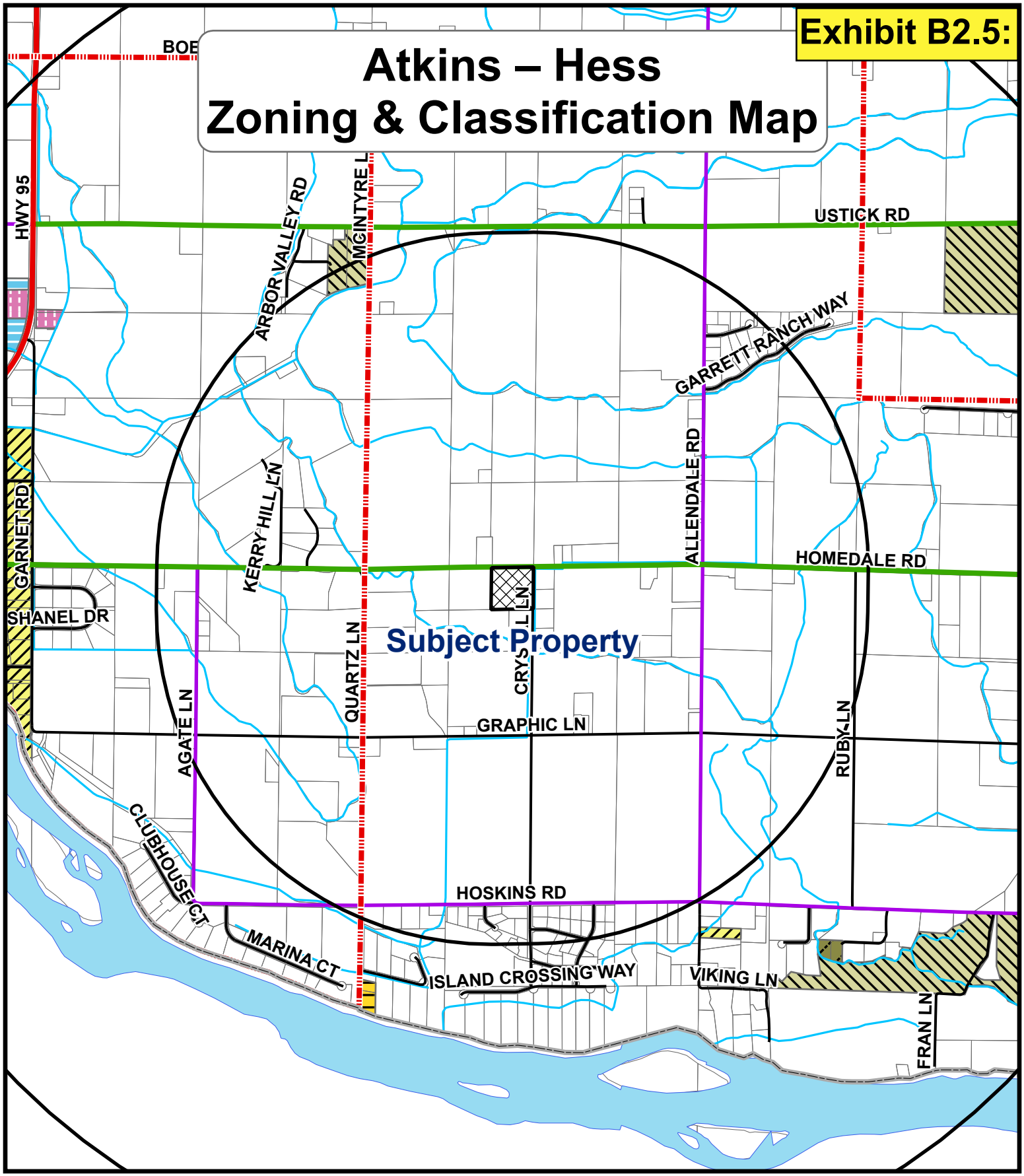
Exhibit B2.4:

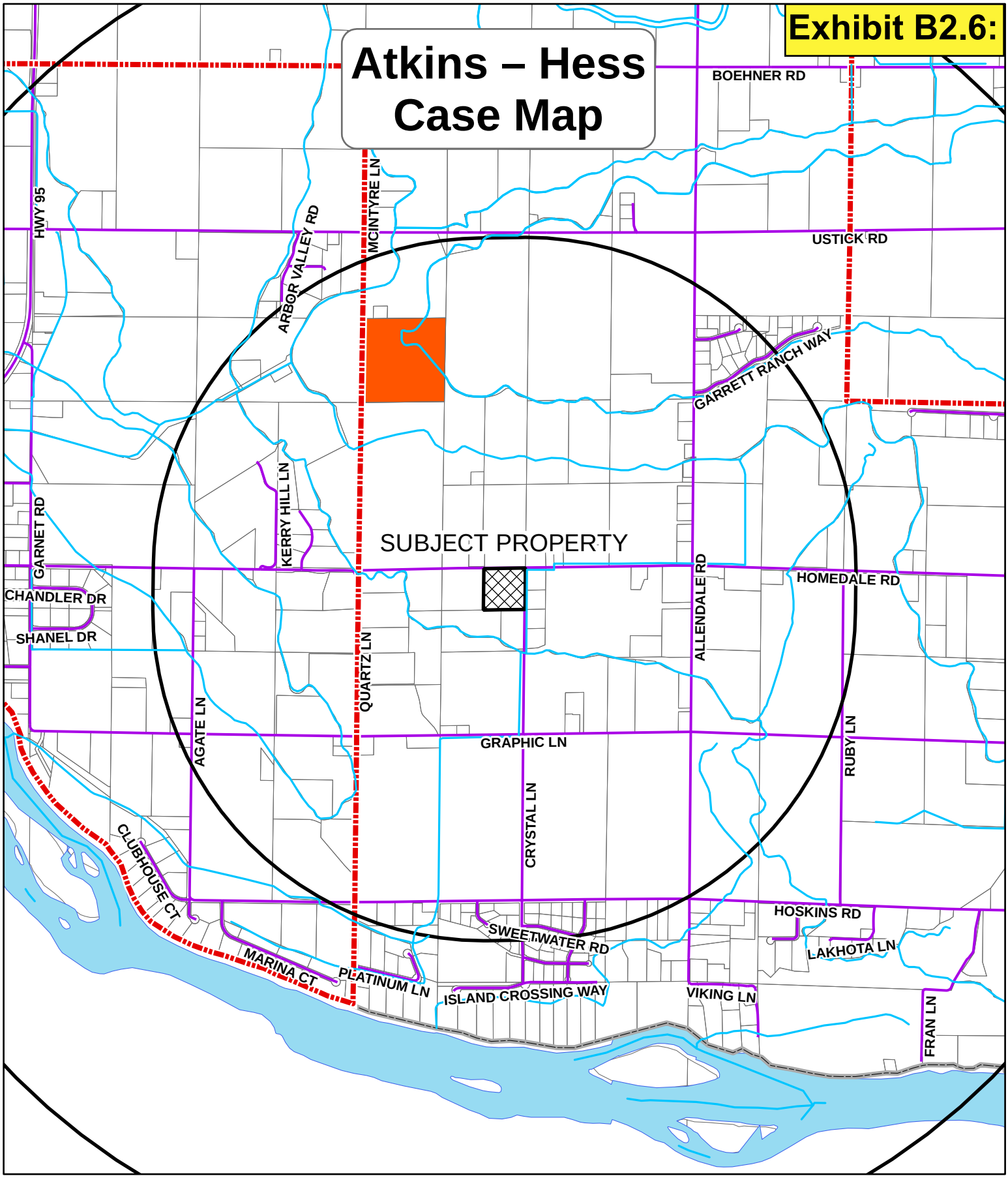
Atkins – Hess Small Vicinity Map





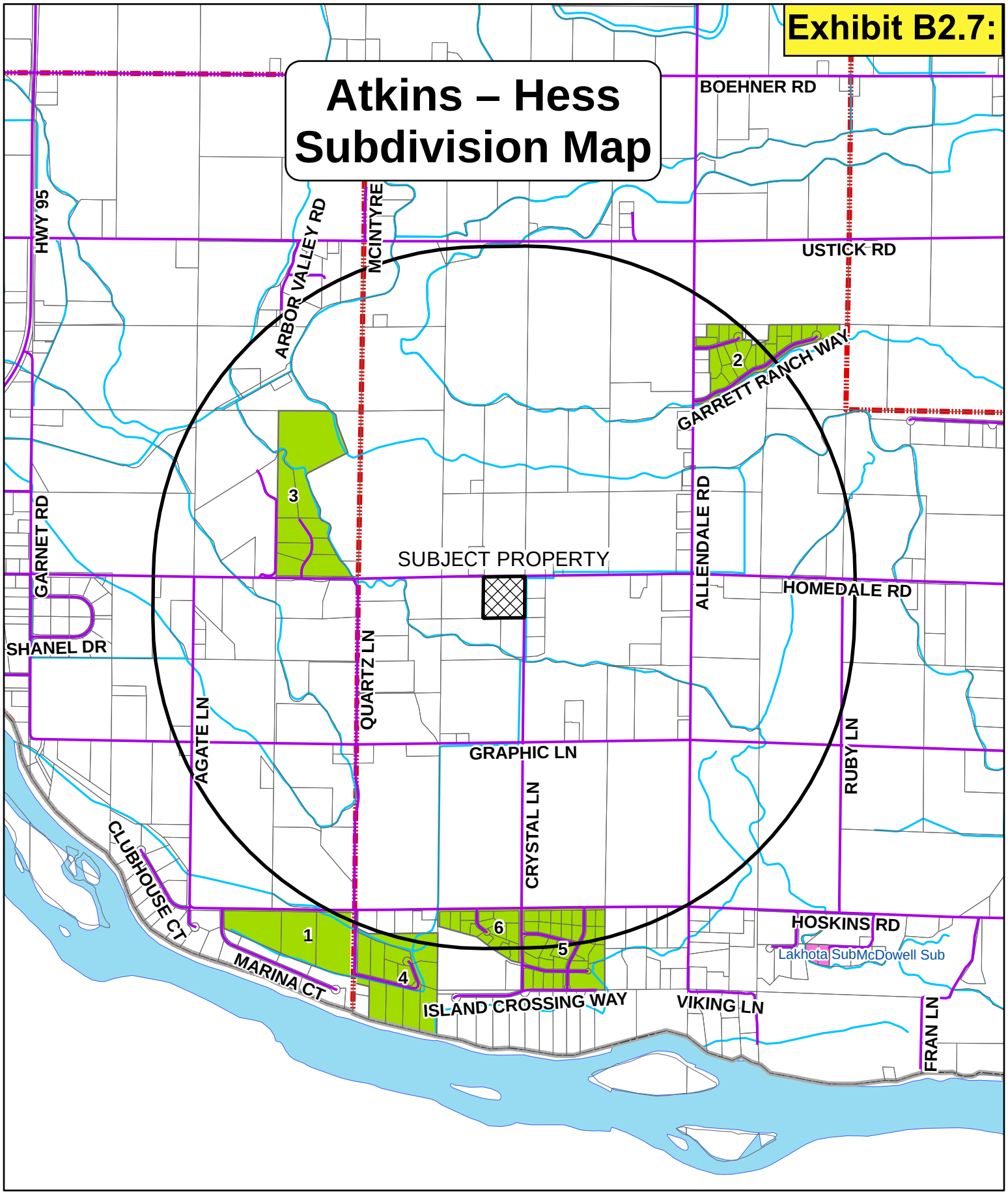



Exhibit B2.5:
Atkins – Hess
Zoning & Classification Map
HWY 95
GARNET RD
SHANEL DR
ARBOR VALLEY RD
MCINTYRE L
USTICK RD
GARRETT RANCH WAY
KERRY HILL LN
ALLENDALE RD
HOMEDALE RD
QUARTZ LN
CRYS L LN
Subject Property
AGATE LN
GRAPHIC LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
VIKING LN
FRAN LN
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 B2.6:
Atkins – Hess Case Map
BOEHNER RD
HWY 95
ARBOR VALLEY RD
MCINTYRE LN
USTICK RD
GARRETT RANCH WAY
KERRY HILL LN
GARNET RD
SUBJECT PROPERTY
CHANDLER DR
SHANEL DR
QUARTZ LN
ALLENDALE RD
HOMEDALE RD
AGATE LN
GRAPHIC LN
RUBY LN
CRYSTAL LN
CLUBHOUSE CT
HOSKINS RD
SWEETWATER RD
LAKHOTA LN
MARINA CT
PLATINUM LN
ISLAND CROSSING WAY
VIKING LN
FRAN LN
YEAR
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2022-0018	Communications Tower	Garrett	APPROVED


Exhibit B2.7:
Atkins – Hess Subdivision Map
BOEHNER RD
HWY 95
ARBOR VALLEY RD
MCINTYRE
USTICK RD
GARRETT RANCH WAY
2
3
GARNET RD
SUBJECT PROPERTY
ALLENDALE RD
HOMEDALE RD
SHANEL DR
QUARTZ LN
AGATE LN
GRAPHIC LN
CRYSTAL LN
RUBY LN
CLUBHOUSE CT
1
6
5
4
HOSKINS RD
Lakhota SubMcDowell Sub
MARINA CT
ISLAND CROSSING WAY
VIKING LN
FRAN LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.3
0.6
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
6	216.17	83	2.60

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
16	11.41	6.00	1.02	56.91

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

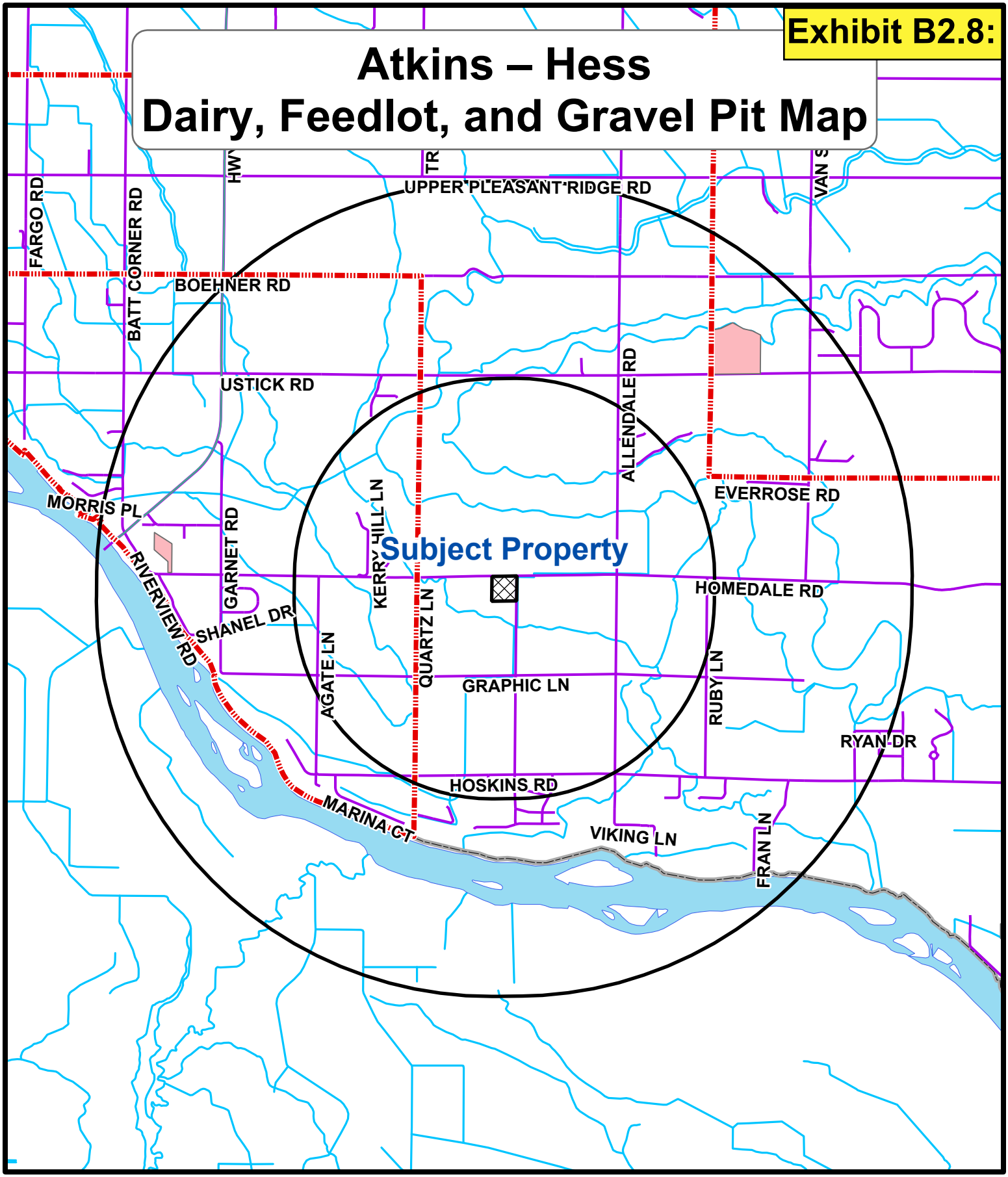
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
CENTRAL COVE SUBDIVISION	1	3N5W14	35.29	3	11.76	COUNTY (Canyon	2005
GARRETT RANCH RIDGE	2	3N4W06	29.36	21	1.40	COUNTY (Canyon	2006
LITTLE VALLEY ESTATES	3	3N5W02	51.67	8	6.46	COUNTY (Canyon	2005
RIVERS EDGE SUBDIVISION	4	3N5W14	43.06	11	3.91	COUNTY (Canyon	2005
SEVEN SPRINGS PARK	5	3N5W13	40.24	29	1.39	COUNTY (Canyon	1973
SEVEN SPRINGS PARK #2	6	3N5W13	16.56	11	1.51	COUNTY (Canyon	1974

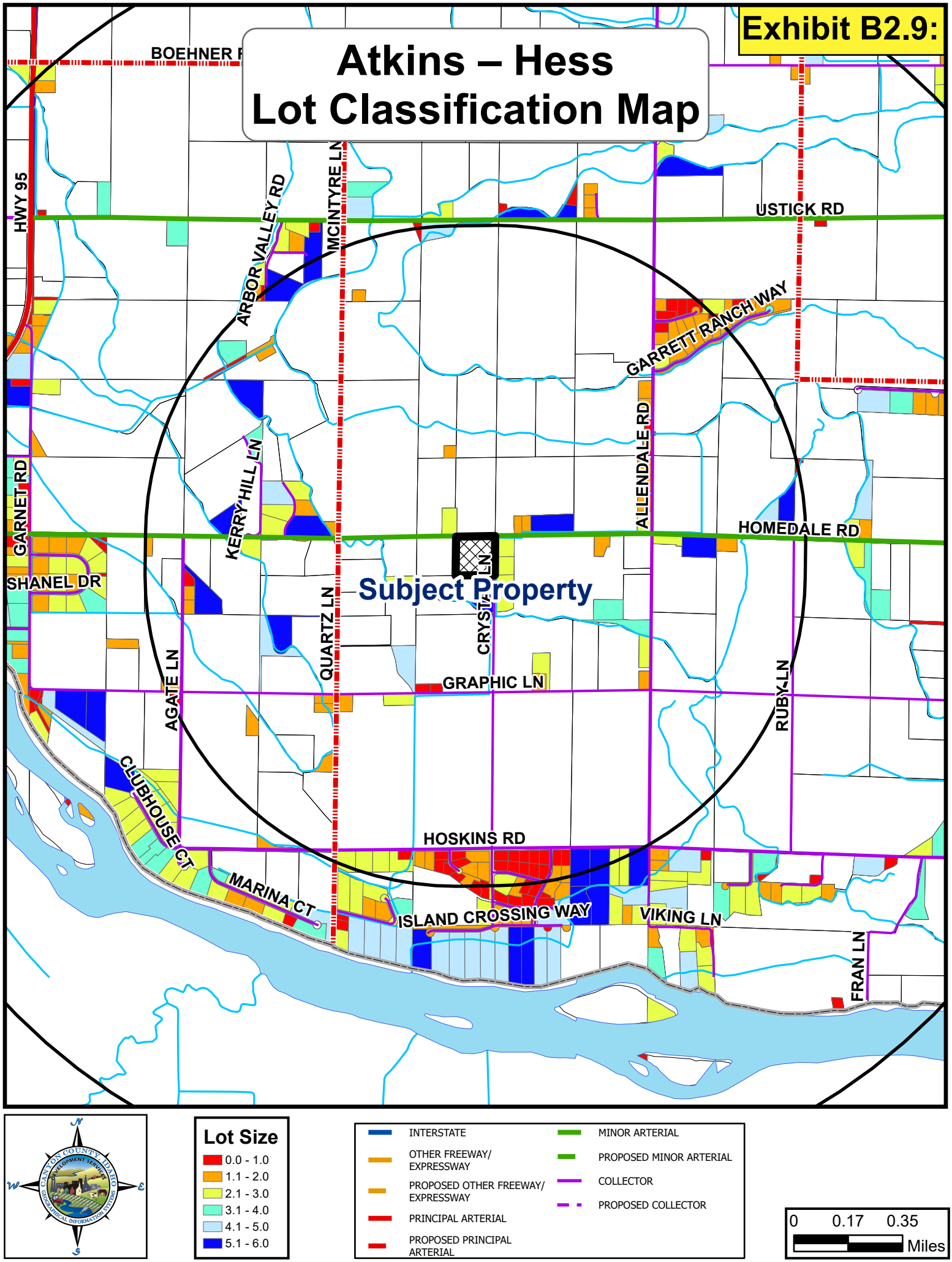
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
0	0.00	0	#DIV/0!
0	0.00	0	#DIV/0!
0	0.00	0	#DIV/0!
0	0.00	0	#DIV/0!

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

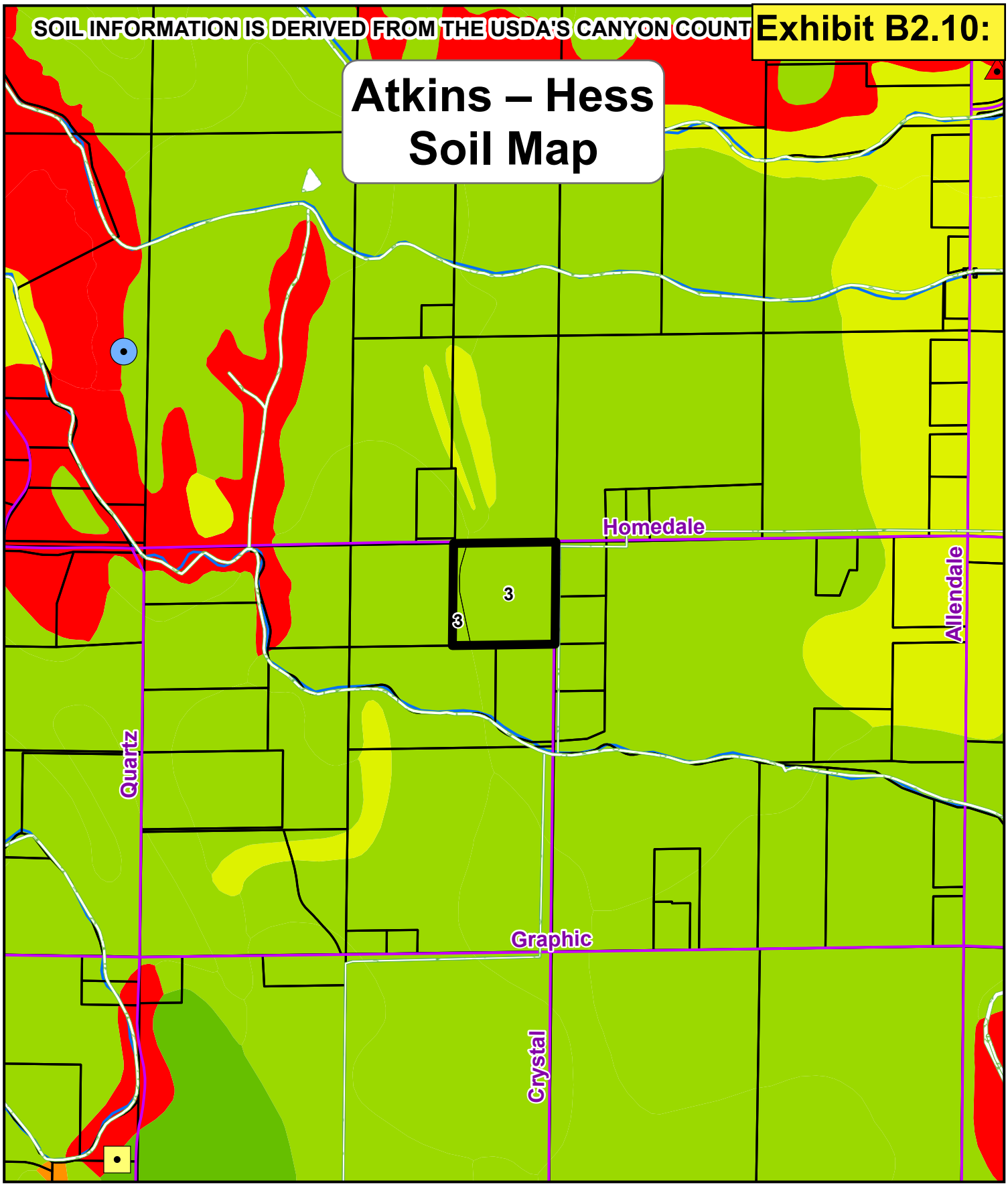

Exhibit B2.8:
Atkins – Hess
Dairy, Feedlot, and Gravel Pit Map
FARGO RD
BATT CORNER RD
HWY
TR
UPPER PLEASANT RIDGE RD
VAN S
BOEHNER RD
USTICK RD
ALLENDALE RD
EVERROSE RD
MORRIS PL
RIVERVIEW RD
GARNET RD
KERRY HILL LN
Subject Property
HOMEDALE RD
SHANEL DR
AGATE LN
QUARTZ LN
GRAPHIC LN
RUBY LN
RYAN DR
HOSKINS RD
MARINA CT
VIKING LN
FRAN LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
0.75
1.5
Miles


Exhibit B2.9:
Atkins – Hess
Lot Classification Map
BOEHNER R
HWY 95
ARBOR VALLEY RD
MCINTYRE LN
USTICK RD
GARRETT RANCH WAY
VALLENDALE RD
KERRY HILL LN
GARNET RD
HOMEDALE RD
SHANEL DR
Subject Property
CRYSTAL LN
QUARTZ LN
AGATE LN
GRAPHIC LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
VIKING LN
FRAN LN
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SERVICES
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 0.17 0.35
Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT

Exhibit B2.10:

Atkins – Hess Soil Map



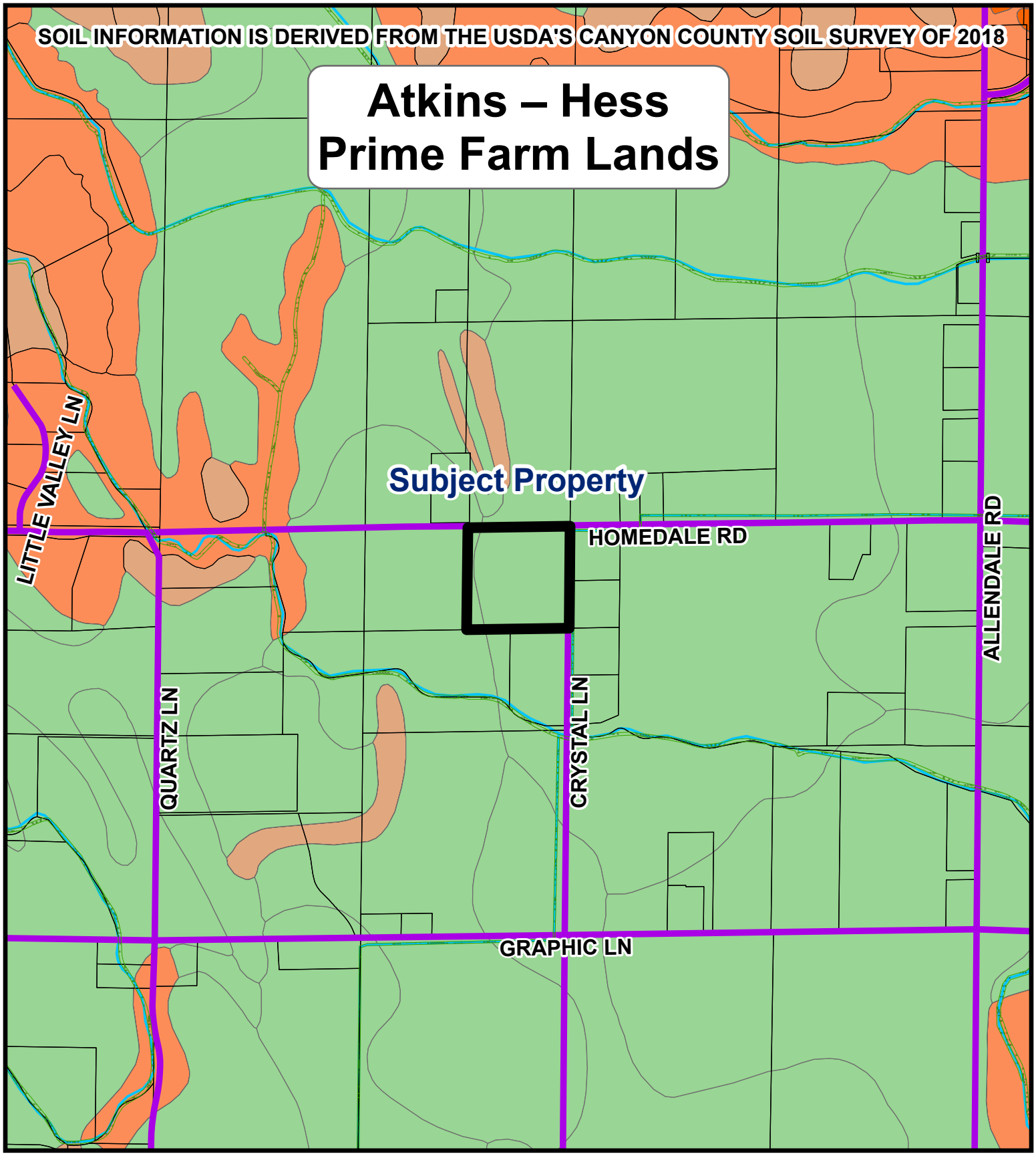
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Atkins – Hess
Prime Farm Lands
Subject Property
LITTLE VALLEY LN
HOMEDALE RD
ALLENDALE RD
QUARTZ LN
CRYSTAL LN
GRAPHIC LN
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

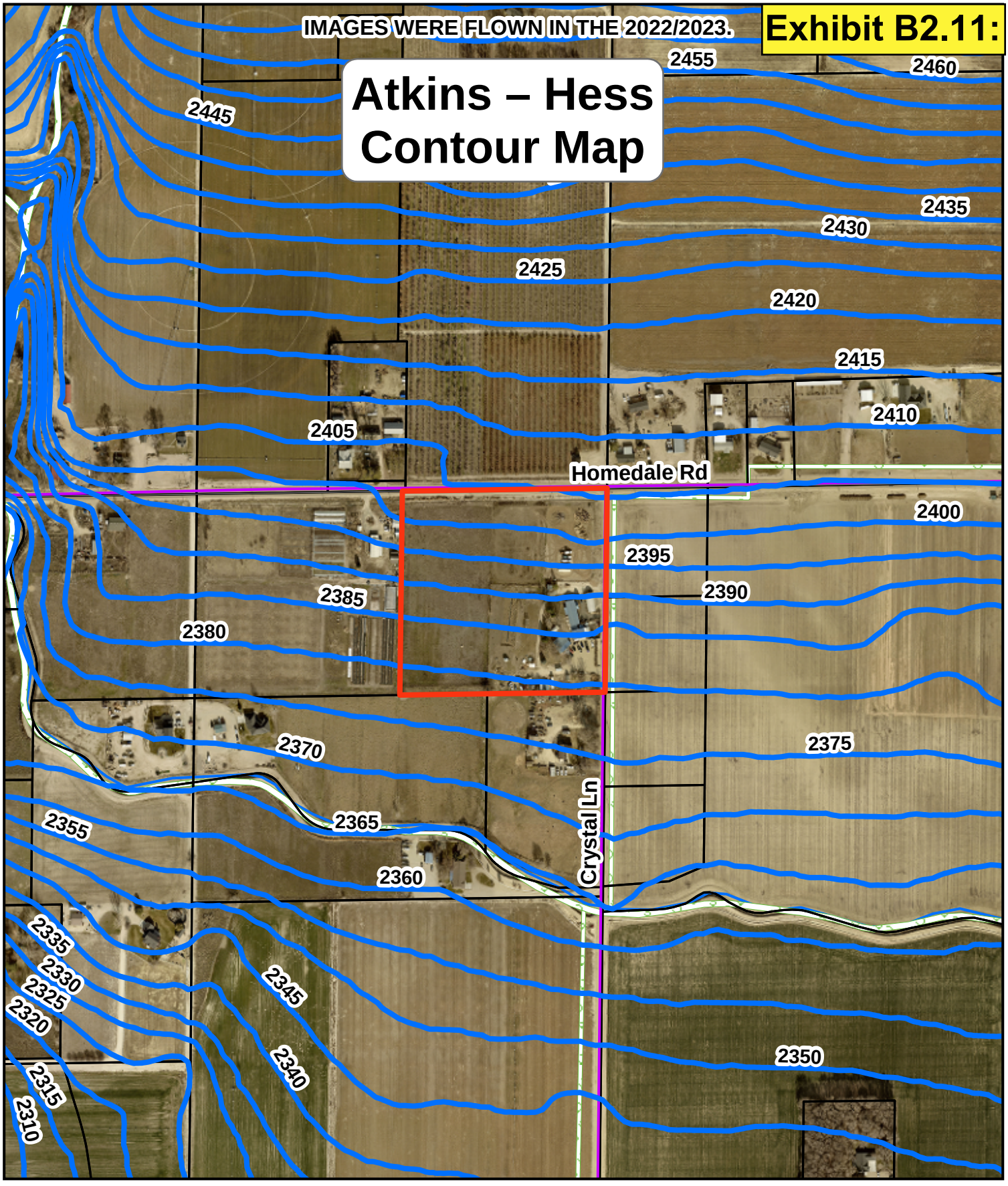
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	45954.29	1.05	10.44%
3	MODERATELY SUITED SOIL	394277.00	9.05	89.56%
		440231.29	10.11	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuB	Prime farmland if irrigated	45954.29	1.05	10.44%
TuC	Prime farmland if irrigated	394277.00	9.05	89.56%
		440231.29	10.11	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


IMAGES WERE FLOWN IN THE 2022/2023.
Exhibit B2.11:
Atkins – Hess
Contour Map
2455
2460
2445
2435
2430
2425
2420
2415
2410
2405
Homedale Rd
2400
2395
2390
2385
2380
2375
2370
2365
2355
Crystal Ln
2360
2335
2330
2325
2320
2345
2340
2315
2310
2350
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0
200
400
600
Feet

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM TH
NITRATE PRIORITY 2020.

Exhibit B2.12:

Atkins – Hess
Nitrate Priority & Wells



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

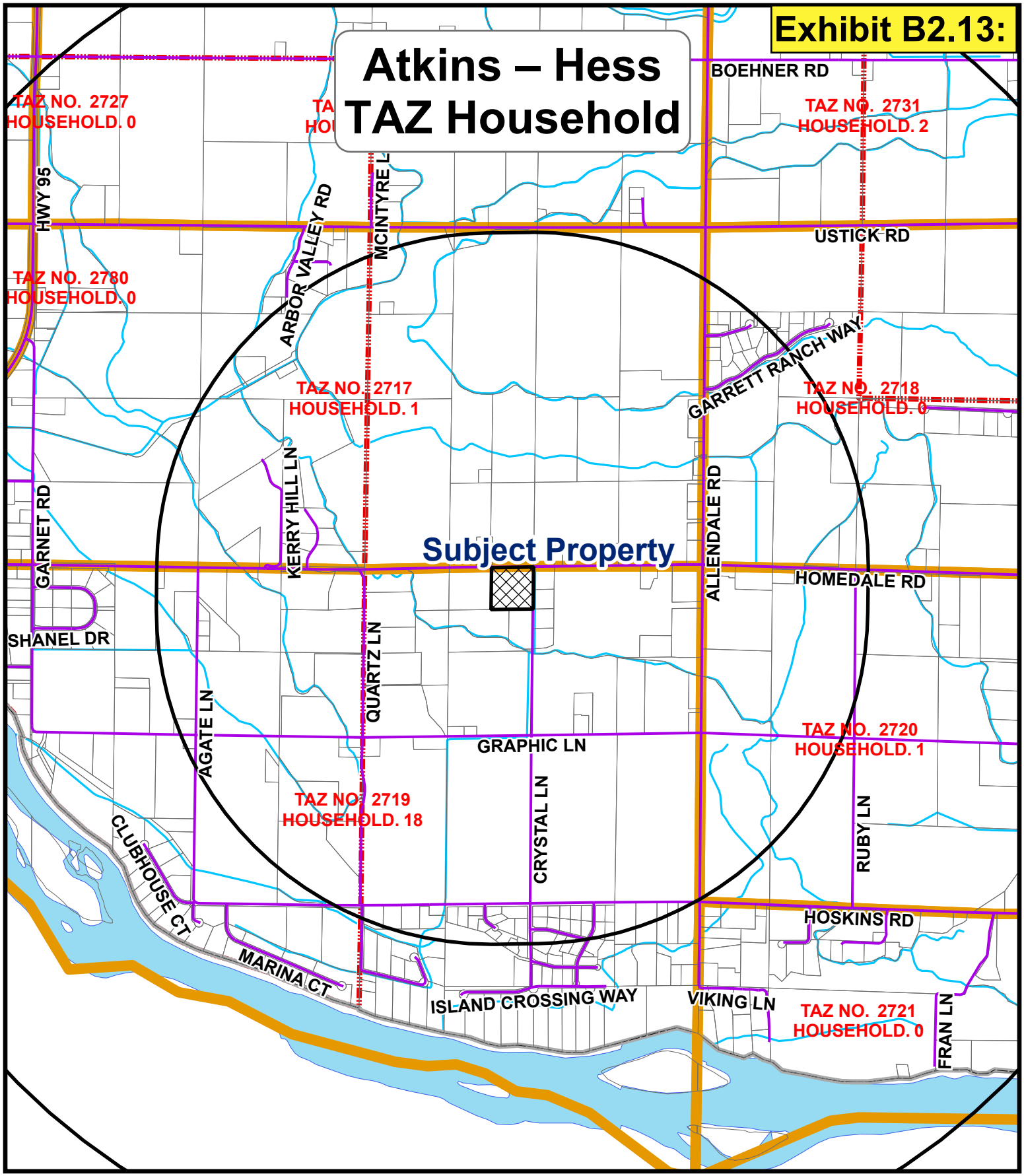
WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

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

0 0.45 0.9
Miles


Exhibit B2.13:
Atkins – Hess
TAZ Household
TAZ NO. 2727
HOUSEHOLD. 0
TAZ NO. 2731
HOUSEHOLD. 2
TAZ NO. 2780
HOUSEHOLD. 0
TAZ NO. 2717
HOUSEHOLD. 1
TAZ NO. 2718
HOUSEHOLD. 0
TAZ NO. 2720
HOUSEHOLD. 1
TAZ NO. 2719
HOUSEHOLD. 18
TAZ NO. 2721
HOUSEHOLD. 0
Subject Property
BOEHNER RD
USTICK RD
HOMEDALE RD
HOSKINS RD
HWY 95
ARBOR VALLEY RD
MCINTYRE L
GARRETT RANCH WAY
KERRY HILL LN
ALLENDALE RD
GARNET RD
SHANEL DR
QUARTZ LN
AGATE LN
GRAPHIC LN
CRYSTAL LN
RUBY LN
CLUBHOUSE CT
MARINA CT
ISLAND CROSSING WAY
VIKING LN
FRAN LN
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

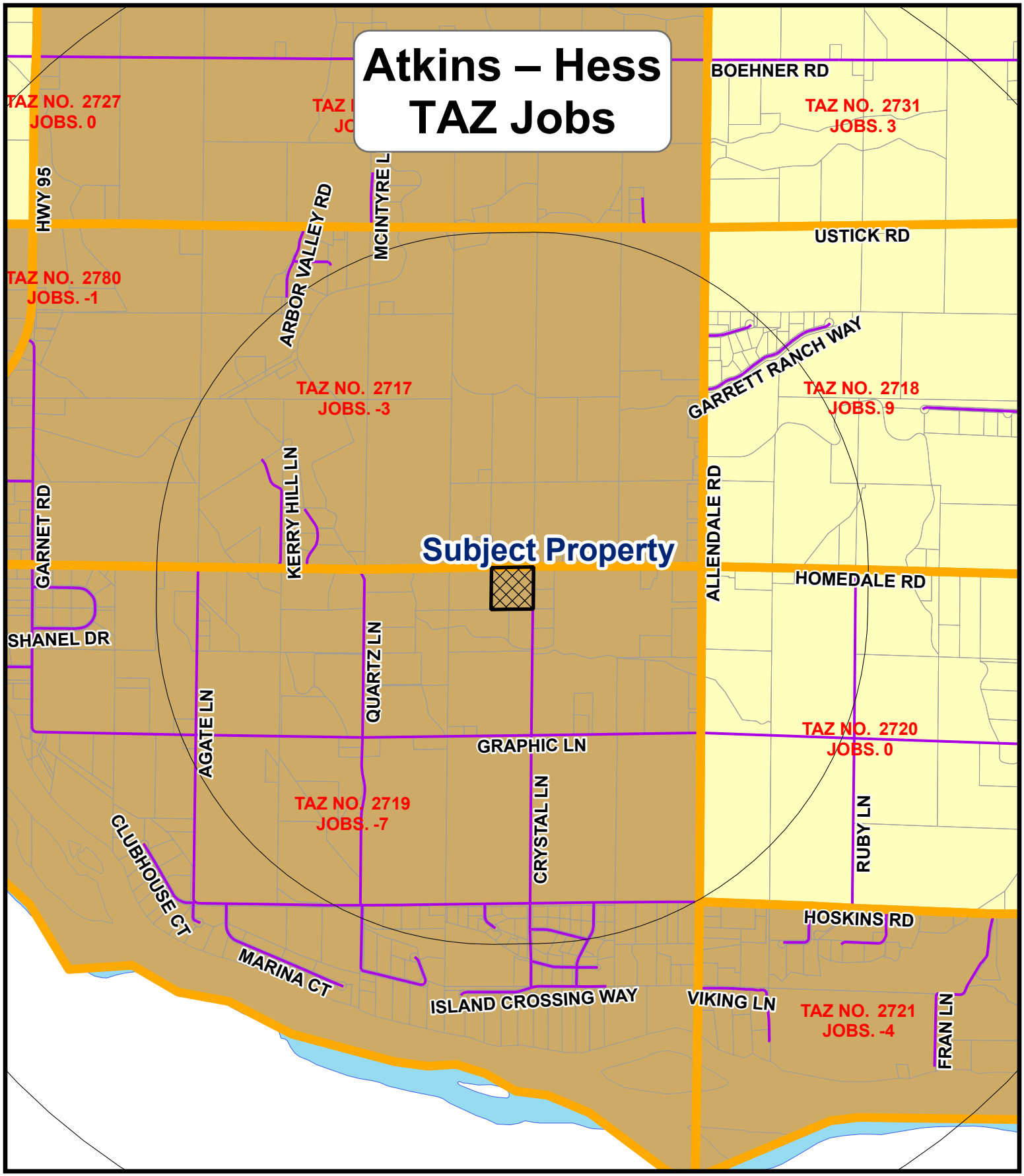
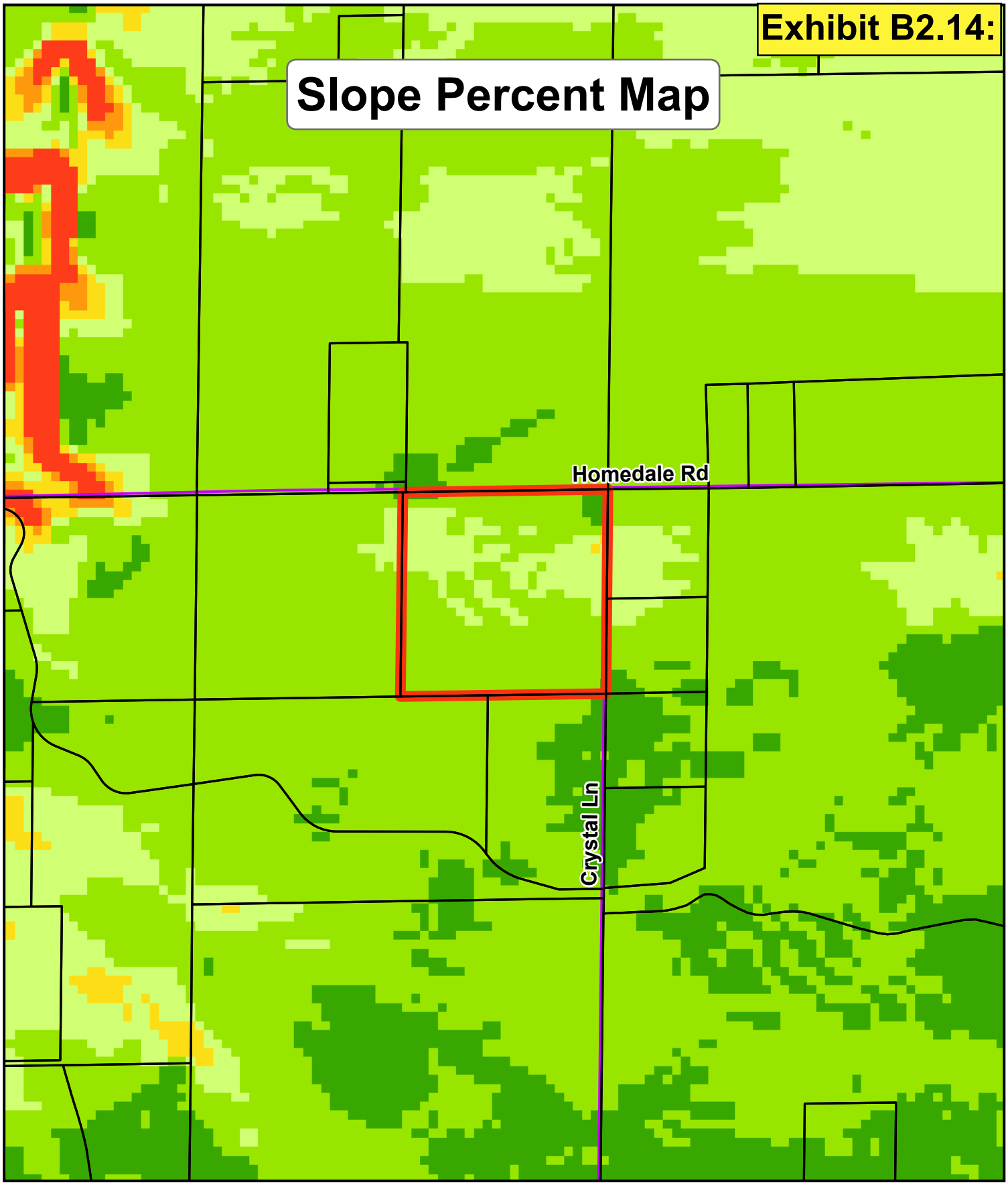

Atkins – Hess
TAZ Jobs
BOEHNER RD
TAZ NO. 2727
JOBS. 0
TAZ NO. 2731
JOBS. 3
HWY 95
ARBOR VALLEY RD
MCINTYRE L
USTICK RD
TAZ NO. 2780
JOBS. -1
GARRETT RANCH WAY
TAZ NO. 2717
JOBS. -3
TAZ NO. 2718
JOBS. 9
KERRY HILL LN
GARNET RD
ALLENDALE RD
Subject Property
HOMEDALE RD
SHANEL DR
QUARTZ LN
AGATE LN
TAZ NO. 2720
JOBS. 0
GRAPHIC LN
TAZ NO. 2719
JOBS. -7
CRYSTAL LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
VIKING LN
TAZ NO. 2721
JOBS. -4
FRAN LN
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit B2.14:

Slope Percent Map



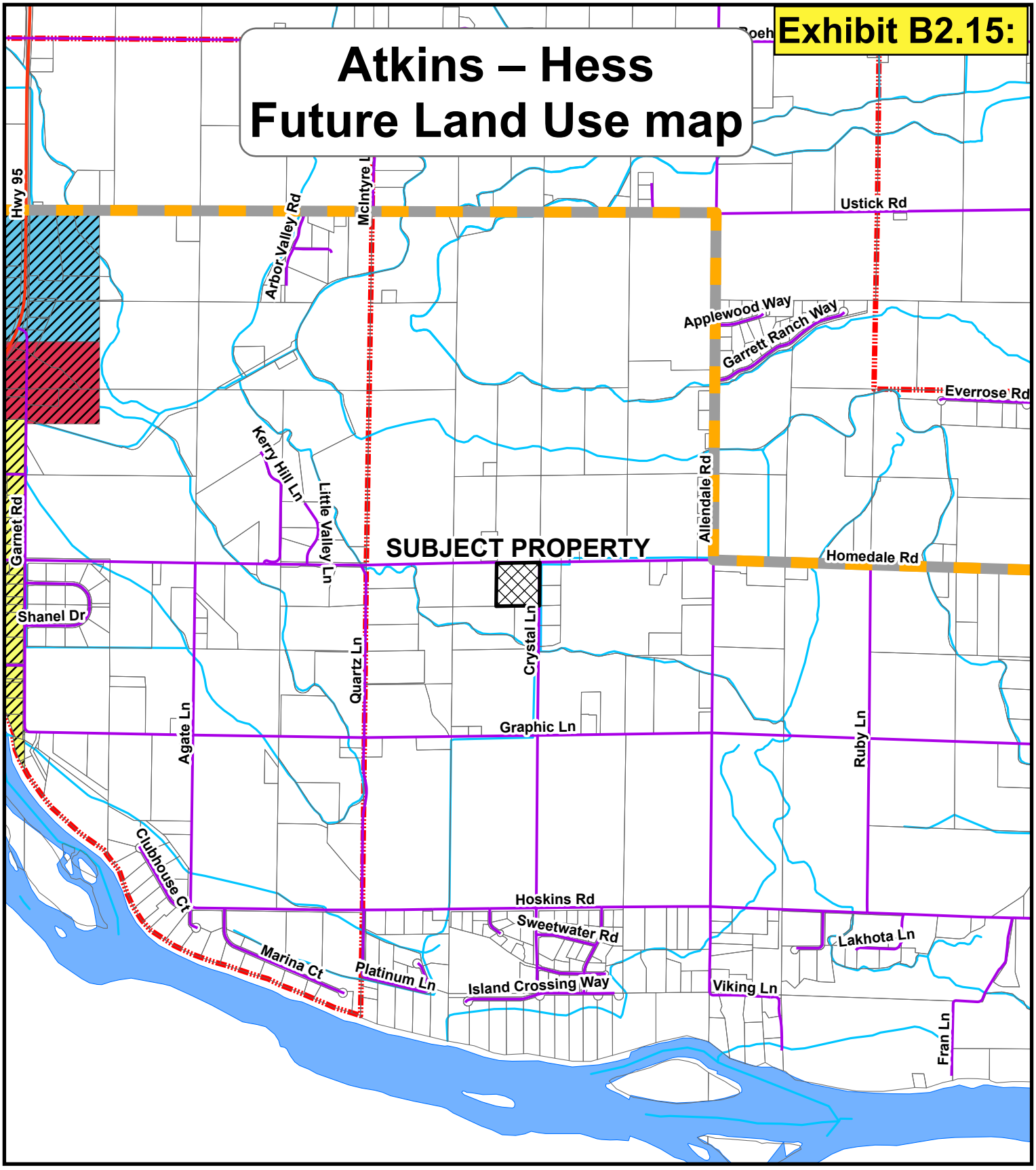
Slope Percent

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

0 200 400 600 Feet

Exhibit B2.15:

Atkins – Hess Future Land Use map



Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

0 0.5 1 Miles

Exhibit C:

EXHIBIT C

Site Visit Photos: August 25, 2025

Planning & Zoning Commission

Case# CU2025-0010

Hearing date: October 16, 2025

Site Photos: Taken August 25, 2025

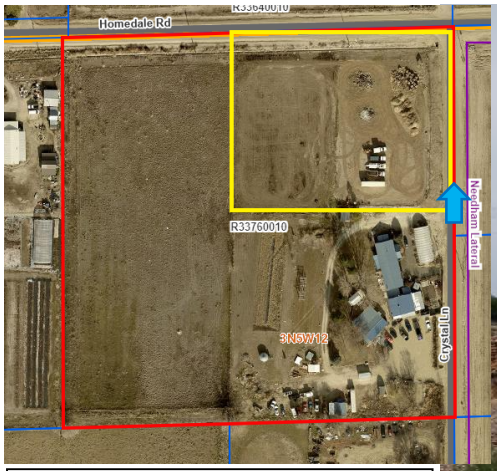




Photo 1:
Taken on Crystal Lane from parcels approach facing north from the subject property.

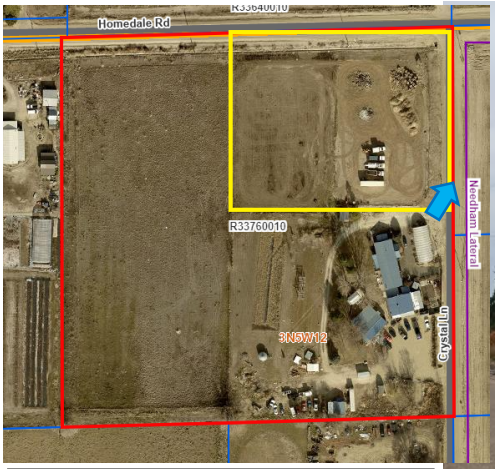




Photo 2:
Taken on Crystal Lane from the parcels approach facing northeast from the subject property.

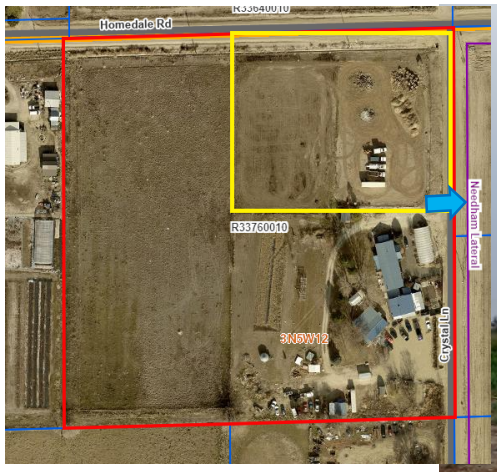




Photo 3:
Taken on Crystal Lane from the parcels approach facing east from the subject property.

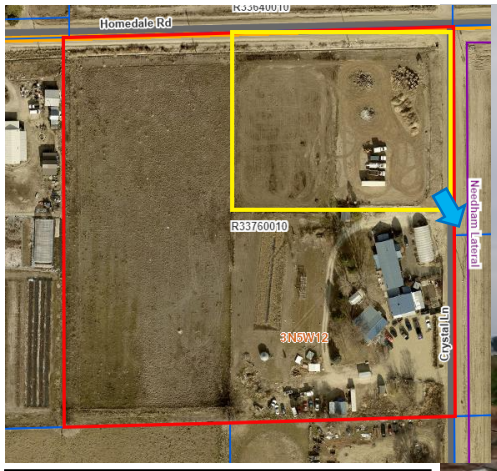




Photo 4:
Taken on Crystal Lane from parcels approach facing southeast from the subject property.

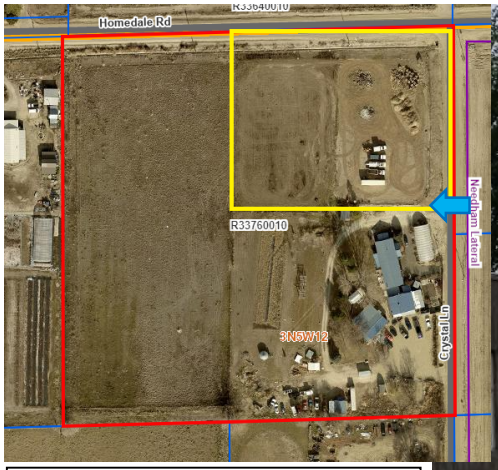


Photo 5:
Taken on Crystal Lane from parcels approach facing west towards the subject property.



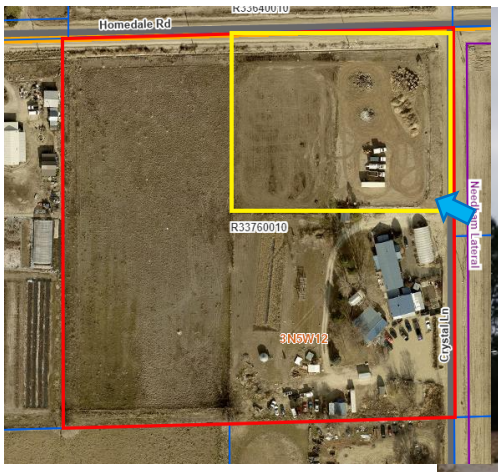


Photo 6:
Taken on Crystal Lane from the parcels approach facing northwest towards the subject property. In this photo, you can see the staging area.



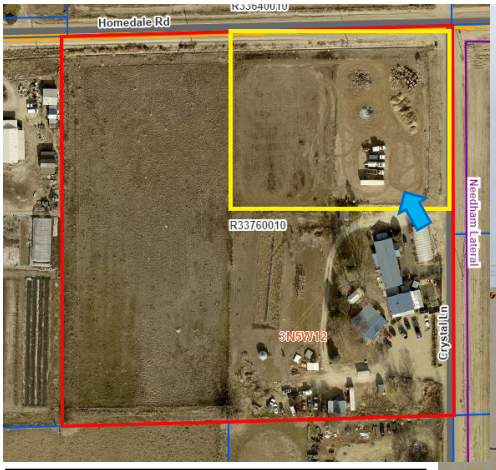




Photo 7:
Taken on the parcels approach facing northwest towards the staging area.

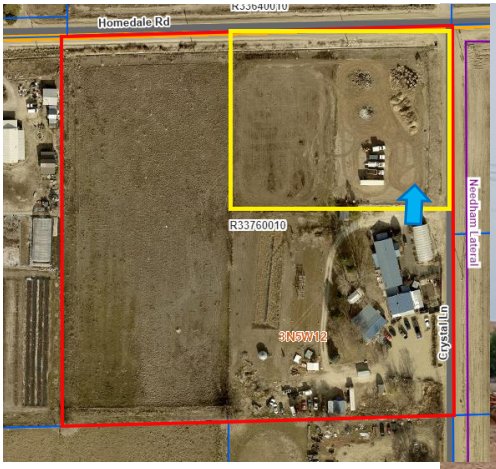




Photo 8:
Taken on the parcels approach facing north towards the staging area.

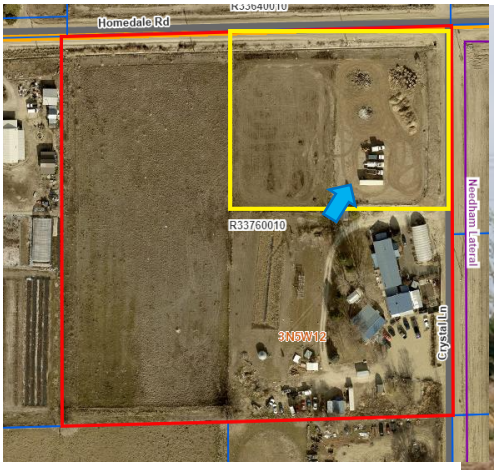


Photo 9:
Taken on the parcels approach facing northeast towards the staging area.



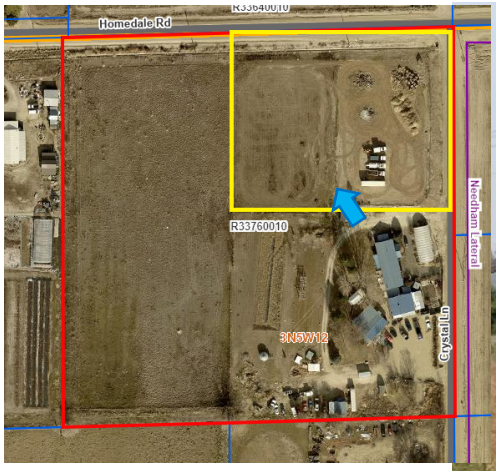


Photo 10:
Taken on the parcels approach facing northwest towards the back 1-acre of the proposed 2-acres.



Exhibit D:

EXHIBIT D

Agency Comments Received by: October 6, 2025

Planning & Zoning Commission

Case# CU2025-0010

Hearing date: October 16, 2025

Exhibit D1:

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

July 15, 2025

Canyon County Development Services Department
Attn: Amber Lewter, Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605
Phone: (208)454-6631, Email: amber.lewter@canyoncounty.id.gov

RE: Case No.: CU2025-0010, Atkins-Hess, Conditional Use Permit Application Review

Dear Amber,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application for property owned by Sean Atkins located at 16905 Crystal Ln, Wilder, ID. The property includes Parcel #R33760010 (~10 acres) and is in the NW quarter of Section 12, T3N, R5W, BM, Canyon County.

The application requests a Conditional Use Permit for a staging area, contractor shop, and firewood sales on approximately two acres of approximately 10.11 acres in an "A" (Agricultural) zone. The applicant is proposing staging trucks, equipment, and waste product from tree service in order to also process and sell by-product. There will be eight employees and parking spaces for them onsite. The proposal also includes an office, a small portable sawmill, and firewood sales with customers coming onsite. The hours of operation are Monday through Friday 7:30 am – 5:00 pm and Saturday 7:30 am – 12:00 pm. One access to Crystal Ln is proposed near the south end of the two acres. Crystal Ln is under the jurisdiction of GGHD and is classified as a Local Road according to GGHD's 2024 Functional Classification Map.

At this time, and based upon information provided with the application, the following items 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 proposed use, **a TIS is not warranted**.

2. An **Approach Permit Application** is required to be submitted, and the proposed 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 (140 feet) 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 into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,



Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

Exhibit D2:

Archived: Tuesday, October 7, 2025 11:42:15 AM
From: Anthony Lee
Mail received time: Tue, 15 Jul 2025 14:11:21
Sent: Tue, 15 Jul 2025 20:11:10
To: Amber Lewter Amber Lewter
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0010 / Atkins-Hess
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Notes.Signed.04.11.2025.pdf

Hi Amber,

\~

1. Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.** \~
2. Will adequate sanitary systems be provided to accommodate the use? **Subsurface sewage disposal systems were not proposed for his project.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the\~nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

\~

Please see the attached pre-development notes.

\~

Let me know if you have any questions.

\~

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, July 15, 2025 8:18 AM
To: 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0010 / Atkins-Hess

\~

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

\~

Please see the attached agency notice. You are invited to provide written testimony or comments by **August 15, 2025**, 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 5pm 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 **Amber Lewter** at amber.lewter@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)

NEW public office hours

Effective Jan. 3, 2023

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.\~

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Pre-Development Meeting

Name of Development: Heartwood Tree Care/Conditional Use Permit
Applicant: Anthony Hess w/River Valley Woodworks
P.E./P.G.:
All others in Attendance:

EHS#035 Date 04/11/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 10.11 (2.00 acres)
Location of Development: 16905 Crystal Ln
Wilder, ID 83676
R33760010

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

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

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

Additional Comments: Applicant discussed with SWDH the proposal for a stage area and the zoning change to commerical on 2.00 acres of a 10.11 acre parcel.There is an existing house/shop with an existing subsurface sewage permit. The stage area will not impact the primary and replacement drainfield. The applicant discussed a proposal to utilize the existing barn structure for an office without plumbing and may need to apply for an accessory use application. Anthony Lee

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.

Exhibit D3:

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

Brad Little, Governor
Jess Byrne, Director

July 21, 2025

Amber Lewter, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
amber.lewter@canyoncounty.id.gov

Subject: Agency Notice CU2025-0010 / Atkins-Hess

Dear Ms. Lewter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

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), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

  For questions, contact David Luft, Air Quality Manager, at 373-0550.

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 district health department.
- 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 the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- 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 planning 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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- If any private wells are 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 planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

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 James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction 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 GROUND WATER 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released 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.

- **Ground Water 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, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. 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 D4:

Archived: Tuesday, October 7, 2025 11:42:39 AM
From: Caitlin Ross
Mail received time: Wed, 23 Jul 2025 09:36:03
Sent: Wed, 23 Jul 2025 09:36:02
To: Amber Lewter
Subject: FW: [External] RE: Agency Notice CU2025-0010 / Atkins-Hess
Importance: Normal
Sensitivity: None

FYI – thanks!

\~

Caitlin

\~

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, July 23, 2025 9:24 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0010 / Atkins-Hess

\~

Hello,

\~

After careful review of the transmittal submitted to ITD on July 15, 2025 regarding, CU2025-0010/Atkins-Hess, the Department has no comments or concerns to make at this time.\~ If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

\~

Thank you

Mila Kinakh

D3 Planning and Development

\~

\~

\~

Exhibit D5:

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

22 July 2025

RECEIVED
JUL 25 2025
RECEIVED

Canyon County Development Services
111 North 11th Ave., Ste. 140
Caldwell, Idaho 83605

RE: Sean Atkins — **CU2025-0010**
16905 Crystal Ln, Wilder
Wilder Irrigation District — **W-552-5**
Needham Lateral 53+10
Sec. 12, T3N, R5W, BM.

Amber Lewter, Canyon County Planner:

There are no Boise Project or Wilder Irrigation District facilities located on the above-mentioned properties; however, they do in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Tony Averman — Watermaster, Div. 4, BPBC
Lisa Sweet — Secretary – Treasurer, WID
File

Case Number: CU2025-0010 **Conditional Use Permit - Staging Area, Contractor Shop & Firewood Sales**

16905 Crystal Ln, Wilder

W-552-5 ATKINS, SEAN WILLIAM ROBERT NEEDHAM LATERAL, TAP 5.31 9.27 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Amber Lewter, Planner amber.lewter@canyoncounty.id.gov (208) 454-7463
Hearing Date: NONE LISTED Response Deadline: 8/15/2025.

X:\Scans\000_Miscellaneous\Atkins_CU2025_0010

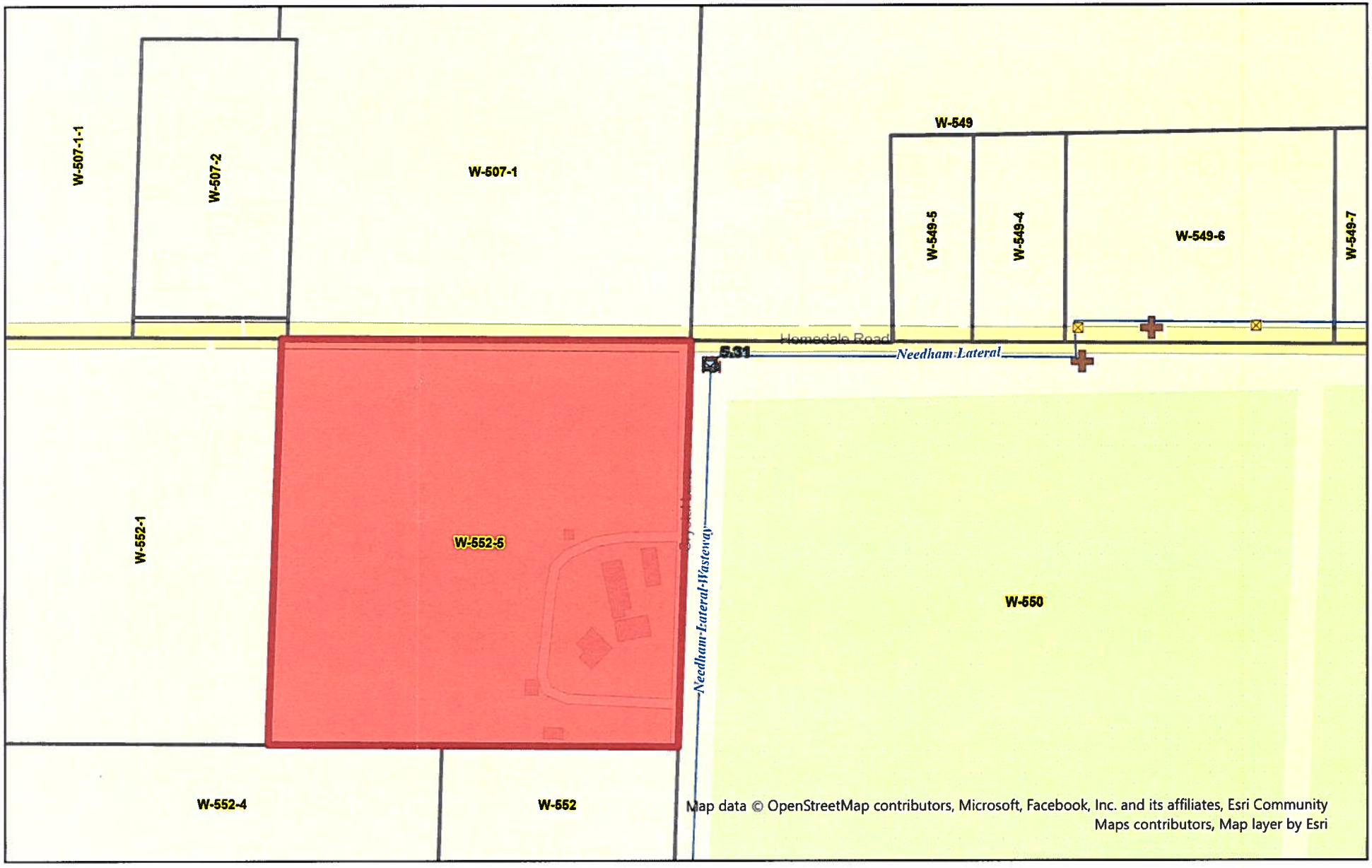


Exhibit D6:

Archived: Tuesday, October 7, 2025 12:01:17 PM
From: Lucy Ostyn
Mail received time: Thu, 11 Sep 2025 11:04:01
Sent: Thu, 11 Sep 2025 11:04:00
To: Amber Lewter
Cc: Tom Crosby
Subject: FW: Agency Notice CU2025-0010 / Atkins-Hess
Importance: Normal
Sensitivity: None
Attachments:
30 day AGENCY notice PZ hearing.pdf

Hey Amber,

\~

There is very limited discussion about the contractor shop portion, would they be using an existing building for this? That may require a change of occupancy permit if that is the case… and a new shop would require a permit of course. Additionally they mention a "land and sea container" which I am assuming is a shipping container that would require a permit if over 200 sqft.

\~

CC'ing Tom so he can chime in with any additional comments.

\~

Thanks,

\~

Lucy Ostyn

Building Permit 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

Exhibit E:

EXHIBIT E

Public Comments Received by: October 6, 2025

Planning & Zoning Commission

Case# CU2025-0010

Hearing date: October 16, 2025

Exhibit E1:

Garrett Ranches, Inc.
24113 Homedale Rd.
Wilder, ID 83676

9-22-2025

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

Re: CUP Application CU 2025-0010

This is Gary Garrett representing Garrett Ranches, Inc. We own the Ag parcel with four administrative (4) building lots directly across Crystal Ln east of this proposed project. The four lots were created from an Administrative Division from our original parcel. *We currently have two of them listed and for sale. These two are directly adjacent east across Crystal Lane.*
We have invested in the Administrative Division granted historically, permitting, survey and associated costs based on the current zoning and usage allowed by the zoning matrix surrounding this land. A large portion of the value of these buildable parcels is in their location in the Ag Zone which should offer the expectation of privacy, solitude, views of agricultural operations and general quietness with the exception of farm animals and operations.

A Commercial Shop with employees and their private vehicles, commercial vehicles, saws, and piles of waste products and byproducts is not in keeping with the intent of the Agriculture Zoning of Canyon County. It would also adversely impact the value of our residential building lots enough to result in potential takings from the reasonable assumption of rights inherent in an Ag Zone.

Specifically, we believe the answers to the questions (3) and (4) proposed in the CUP criteria are as follows:

(3) Is the proposed use consistent with the comprehensive plan?
NO

(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 - Absolutely

We appreciate and respect our neighbor's property rights and desire to run a business. But we firmly believe that development of a commercial operation involving saws, heavy equipment and commercial vehicles in this area conflicts with the current Agriculture zoning and would harm our property rights and value. We also believe this usage is not in keeping the intent of the future zoning as Agri-tourism Exclusive Farm Use and would adversely impact our nearby farm retail outlet as well as many wineries and Agri-tourism businesses that have invested in their businesses with the trust that the county would protect their values by adhering to current and future zoning principals and intentions.
I have attached the Canyon County Code CUP Criteria.

Gary Garrett, President
Garrett Ranches, Inc.

Garrett Ranches, Inc.
24113 Homedale Rd.
Wilder, ID 83676 **9-22-2025**

We have seen the wood operation already operating now with many of the operations asked for in the CUP already underway, and were confused because no CUP application had been requested or notice given to neighbors. We have also noted that the applicant and listed owner are different people.

CUP Criteria and AG definitions:

Canyon County Code 07-07-05: (CUP Criteria)

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

(1) Is the proposed use permitted in the zone by conditional use permit;
(2) What is the nature of the request;
(3) Is the proposed use consistent with the comprehensive plan;
(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
(6) Does legal access to the subject property for the development exist or will it exist at the time of development;
(7) Will there be undue interference with existing or future traffic patterns; and
(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? (Ord. 16-001, 1-8-2016)

From Canyon County Article 2 Definitions:

AGRICULTURE: Tilling 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.

Gary Garrett, President

Garrett Ranches, Inc.