

Archived: Wednesday, March 25, 2026 1:55:40 PM
From: [Anthony Lee](#)
Mail received time: Mon, 5 Jan 2026 16:49:40
Sent: Mon, 5 Jan 2026 16:49:24
To: [Amber Lewter](#)
Cc: [Mitch Kiester](#)
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson
Importance: Normal
Sensitivity: None

Hi Amber,

After discussion with Chris and based on the assumption of two-bedroom mobile homes and two residents per RV (26 ppl), the proposal triggers requirements to become a Public Water System.

Chris Ababon can be reached at (208) 455-5409 for questions regarding public water.

Thank you,



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

From: Anthony Lee
Sent: Tuesday, December 30, 2025 1:14 PM
To: 'Amber Lewter' <Amber.Lewter@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

Hi Amber,

I wanted to inform you that I will need to defer to Chris Ababon, our Public Water Senior, regarding the potential for this mobile home park to become a Public Water System. He is scheduled to return to the office next week.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, December 18, 2025 10:13 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

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

Hi Anthony,

Thank you for taking a second look at this one. I want to note that there are significant slopes in this area, as well as it being a nitrate priority area. If you would like to discuss the concerns I have over the phone, we can certainly do that. Otherwise, I look forward to hearing from you.

Thank you,



Amber Lewter

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

Direct Line: 208-454-6631
Email: amber.lewter@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, December 17, 2025 4:47 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

Hi Amber,

When I get back into the office on Friday, I will review this in more detail.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Wednesday, December 17, 2025 2:00 PM

To: Anthony Lee <Anthony.Lee@swdh.id.gov>

Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>

Subject: RE: [External] RE: Agency Notice CU2025-0016 / Olson

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

Hi Anthony,

I have a couple of follow-up questions on this application. If approved, the property would have 5 mobile homes and 8 RVs. Do you know where the drain fields are for the septic tanks? Are there any concerns about not having a public water system? Any concerns for contamination to the neighboring properties?

Thank you,



Amber Lewter

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, August 27, 2025 12:57 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0016 / Olson

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **This project did not require a Nutrient Pathogen Study**
2. Will adequate sanitary systems be provided to accommodate the use? **A new subsurface sewage disposal system was installed and approved for 4 of RV's on 10/17/2022 and the remaining 4 RVs are on an existing septic capable of accommodating its use. (see attached permit and final-as built drawing).**
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 let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
[13307 Miami Ln., Caldwell, ID 83607](#)

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

Sent: Friday, August 22, 2025 10:52 AM

To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; '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>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Cawforth <Brian.Cawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice CU2025-0016 / Olson

FINAL/AS-BUILT - Subsurface Sewage Disposal



Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH

13307 Miami Lane
Caldwell, Idaho 83607
(208) 455-5300

Permit #: 013401

Date Rcvd: 10/17/2022

Parcel #: R38154000

Applicant's Name: David J Olsen

Owners Name: David J Olsen

Property Address: 24938 Farmway Rd, Space 4 Caldwell ID 83607

EHS: Anthony Lee

Legal Description:

Township: 5N

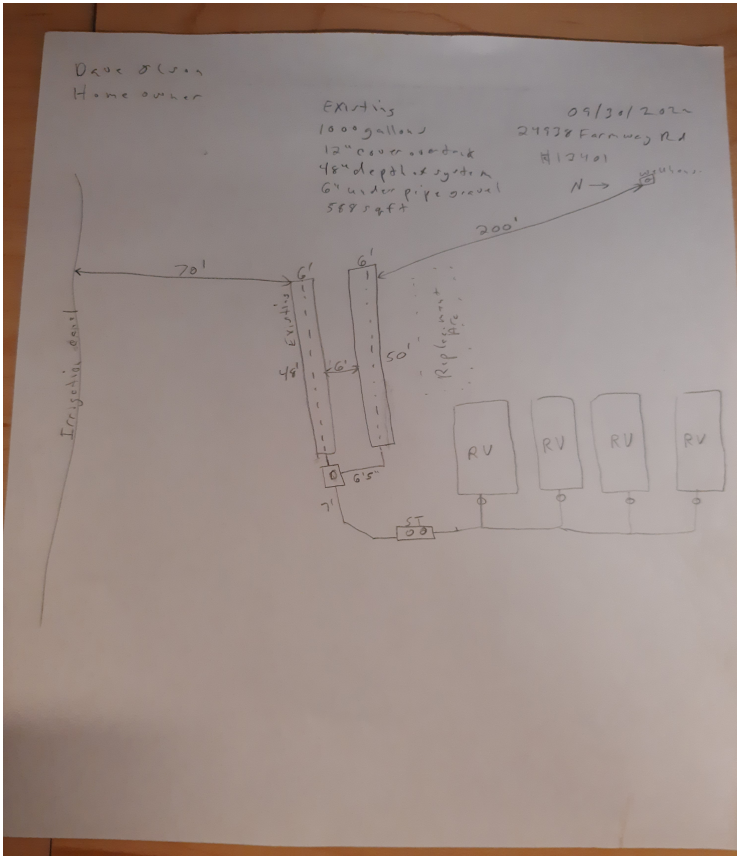
Range: 3W

Section: 33

Size (Acres): 3.34

Notes/ Conditions of Approval:

Maximum number of RV's is 4 per drainfield.



System Type:

Gravel Drainfield

Gravel (Yards):

21.78

System Mfg:

N/A

Sand (Yards):

N/A

Septic/ Trash Tank (Gal):

1000

Installation Depth (Inches):

48

Septic/ Trash Tank Mfr:

Existing

Date Installed:

09-30-2022

Depth to Tank Lid (inches):

12

Rock Under Pipe (Inches):

6

Standpipe/ Riser (inches):

N/A

Riser Longitude:

Existing

Pump Tank (gallons):

N/A

Riser Latitude:

Existing

Pump Tank (Mfg):

N/A

Well Installed ☒ Yes ☐ No

Drainfield Width (Ft):

98

Distance to Tank Ft: 50+

Distance to Drainfield (Ft): 200

Drainfield Length (Ft):

6

Valve: ☐ Yes ☒ No

Drainfield Area Installed (Sq. Ft.):

588

Dist-Box: ☒ Yes ☐ No

Drop-Box: ☐ Yes ☒ No

Effective Area (Sq. Ft.):

588

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Technical Allowance Granted:

☐ Yes

☒ No

Comments:

Installer Name: Dave Olsen (Homeowner)

Installer Number:

Signature:

Unavailable

Date:

10/17/2022

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.

OFFICIAL USE ONLY



As-Built provided by EHS



As-Built provided by Installer

EHS Final Inspection Signature

035

EHS Code

10/17/2022

Date

Permit #: 013401

10/17/2022

Expansion Individual Sewage Permit

Subsurface Sewage Disposal



Southwest District Health

13307 Miami Ln
Caldwell ID 83607
United States

Permit #: #: 013401

Date: 10/03/2022

Parcel #: R38154000

Applicants Name:

Land Owner Name: David J Olsen

Property Address: 24938 Farmway Rd, Space 4
Caldwell ID 83607

Legal Description

Township: 5N

Range: 3W

Section: 33

Subdivision:

Lot:

Block:

Size (acres): 3.34

Type of Installation:

Individual System Permit -
Expand

Basic

Type of System: Gravel Drainfield

Additional System Type:

Optional System Type:

Water Supply:

Shared

Water Source:

Well

Conditions of Approval

- 125GPD/RV=4*125GPD=500GPD/1.0GPD/ft2=500 square feet required with the existing drainfield at 288 square feet. Minimum 6 feet wide by 36 long trench is required for expansion. Distribution box is required. This drainfield is for 4 RV's connected to a 1000 gallon septic tank. This lot is on a shared well that must be a minimum of 100 feet to drainfield(s). Drainfield MUST be a minimum of 50 feet from irrigation canal.
- Install no deeper than 48 inches.
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Call SWDH for trench inspection before gravel or sand is placed into the trench(s).
- Confirm all surrounding well locations.
- Changes to structure floorplans must be submitted to SWDH prior to septic installation.
- Modifications to an approved plot plan must be submitted prior to septic system installation.
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Follow install per approved proposed plot plan

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

Number of Bedrooms: 4 RV's Bedroom(s)

Design Flow: 500 Gallons Per Day

Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): A-2a / 1.0 Adjusted Loading Rate:

The minimum septic tank capacity is: 1000 Gallons

The minimum effective drainfield absorption area is: 500 Square Feet

The drainfield can be no closer to permanent/ intermittent surface water than: 300 Feet

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

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

Permit Approved By:

10/03/2022

Anthony Lee

Anthony Lee

Permit Issue Date:

PERMIT EXPIRES TWO YEARS FROM DATE OF ISSUE



September 8, 2025

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

Subject: Agency Notice CU2025-0016 / Olsonp

Dear Ms. Lewter:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G Smith".

Troy Smith
Regional Administrator



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

March 27, 2024

UPDATED Response August 28, 2025 (included below in red)

Canyon County Development Services Department

Attn: Amber Lewter

Attn: Daniel Lister

Daniel.Lister@canyoncounty.id.gov

111 North 11th Ave., Ste. 310

Caldwell, ID 83605

RE: **CASE NO. CU2022-0035 & CU2025-0016**

To whom it may concern:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application for Case No. CU2022-0035, dated 02/29/2024, for the property located at 24938 Farmway Rd, Caldwell, Idaho, for the subject parcel, R38154, submitted to NPHD on 02/29/2024.

Farmway Road & Purple Sage Road from the subject parcel are under the jurisdiction of the Notus Parma Highway District No.2. Legal access currently exists for the subject property located on the south side of Purple Sage Rd and east side of Farmway Rd. Existing access approaches include commercial approaches to the subject parcel that meet the requirements for the intended use per ACCHD standards.

If any future undue interference occurs with future traffic patterns created by this request, the NPHD reserves the right to provide amended comments/conditions of approval when additional information becomes available.

No additional comments or conditions

Respectfully,

J-U-B ENGINEERS, Inc.

Timothy Blair, P.E. (ID, OR)

Area Manager, Meridian Idaho

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson



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

▪ Engineering Division ▪

January 6, 2026

RE: Engineering Review of Conditional Use Permit (CUP) – Case No. CU2025-0016

Dear Amber,

The Engineering Division has reviewed the Conditional Use Permit (CUP) application for Case No. CU2025-0016, which proposes the establishment of an RV Park on the above-referenced property. The following comments and conditions are provided for consideration.

The subject property is located within the Agricultural (A) zoning district. The site is not located within a FEMA-designated floodplain or floodway, and no mapped Special Flood Hazard Area (SFHA) is present, as noted in the application materials.

Conditions of Approval for CU2025-0016:

- Portions of the site are reported to contain slopes approaching 15%. While such slopes are not prohibited, RV pads, parking areas, and circulation routes shall not be constructed on unmodified slopes of this magnitude.
- Individual RV pads shall be graded to provide a relatively level surface suitable for RV parking and stabilization, generally not exceeding the minimum slopes necessary for drainage.
- A Grading Plan prepared by an Idaho-licensed professional engineer shall be submitted with any Development Permit or Building Permit application.
- Grading shall be designed to minimize cut and fill, preserve site stability, and prevent erosion or adverse impacts to adjacent properties.
- Legal access to the property from Farmway Road shall be confirmed prior to the issuance of any development or building permits.
- Any new or modified access to Farmway Road shall require approval from the applicable highway district prior to construction.
- Internal private roads serving RV spaces shall be designed to accommodate emergency vehicle access and RV maneuverability.
- Road grades shall be minimized to the extent practicable. Sustained grades exceeding approximately 8–10% may require additional engineering justification and approval by the Canyon County Development Services Department – Engineering Division. Any



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

▪ Engineering Division ▪

driveway or access connection to Farmway Road shall require approval from the applicable Highway District. Road designs shall also be subject to review and approval by the local Fire District to ensure adequate emergency access.

- Because the property is located within a Nitrates Priority Area (NPA), all proposed onsite wastewater disposal systems shall comply with Idaho Department of Environmental Quality (DEQ) and Southwest District Health (SWDH) requirements. Prior to issuance of any development or building permits, the applicant shall provide written approval from SWDH and, if required, DEQ, including any nitrate loading analysis or enhanced treatment requirements necessary to protect groundwater quality.

The Engineering Division has no objection to the proposed Conditional Use Permit for the RV Park, provided that the above conditions are incorporated into the approval and that all future development complies with applicable Canyon County engineering, grading, drainage, and access requirements.

Sincerely,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services
P(208) 454-7459
F(208) 454-6633
E: dalia.alnajjar@canyoncounty.id.gov

Archived: Wednesday, March 25, 2026 1:55:05 PM

From: [Victor Islas](#)

Mail received time: Tue, 30 Dec 2025 21:00:26

Sent: Tue, 30 Dec 2025 20:59:58

To: [Amber Lewter](#)

Subject: [External] FD Comments for Case CU2025-0016

Importance: Normal

Sensitivity: None

Attachments:

[FD Response Map CU2025-0016.pdf](#);

Star Middleton Rural Fire District Office of the Fire Marshal has reviewed the documents for CU2025-0016 (24938 Farmway Rd. Caldwell, Idaho) our comments are below.

1. Will essential services be provided to accommodate requested use.
 - a. This property will be serviced by the Middleton Rural Fire District
2. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use?
 - a. No as this property as is has been in place for a number of years.
3. Are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
 - a. No
4. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
 - a. The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, Idaho
 - b. Station 53 is approximately 6.5 miles from the property, with an estimated travel time of 10 minutes under optimal driving conditions.
 - c. This project is outside of the Fire District 5-minute response time service goal area.
 - i. Future station – Station 54 located at 26476 Harvey Rd., Caldwell Idaho will be the primary station once operational.
 - ii. Station 54 will be 3.5 miles away from the development with an estimated travel time of 5 minutes under optimal driving conditions.
 - iii. Due to current funding limitations, Station 54 is not scheduled to be operational until a permanent and sustainable funding source is secured. Once funded and placed into service, Station 54 will significantly improve emergency response times to this area and enhance overall service reliability for the surrounding community.
 - d. Service Maps attached for reference.

5. Additional

- a. Currently the structures on the property do not meet the code for building identification (Addressing)
 - i. Building Identification/Address numbers shall be a minimum of six (6) inches in height with a minimum stroke of half (1/2) inch and in a contrasting color.
 - ii. RV Spaces shall have a post for each space with minimum of six (6) inches in height with a minimum stroke of half (1/2) inch and in a contrasting color.
- b. The property must maintain proper fire department access as required by the International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
- c. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

Please let me know if you have any questions.

DC Islas



Victor Islas

Deputy Chief | **Middleton Rural Fire District & Star Fire Protection District**

P: (208) 286-7772 **M:** (208) 860-1078

E: vislas@midstarfire.org **W:** linktr.ee/dcmidstarfd

A: 11665 W. State St. Suite B, Star, ID 83669

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited.

PUBLIC RECORD NOTICE: All communications transmitted within the Middleton Rural Fire District and Star Fire Protection District (midstarfire.org) E-mail system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Friday, December 19, 2025 4:31 PM

To: Victor Islas <vislas@midstarfire.org>; Permits <permits@midstarfire.org>

Subject: Case CU2025-0016

Hello,

An agency notice was sent for case CU2025-0016 for parcel R38154, 24938 Farmway Rd, Caldwell. I didn't get a response. I was hoping you could have a look at the request. If the request is approved, there would be 5 mobile homes and 8 RVs located on the property. The RVs are located in the southeast quadrant of the subject property. The location is on a decline, and I am concerned about turnaround capability in the case of an emergency. Please review and send me any comments.

Thank you,



MIDDLETON RURAL FIRE DISTRICT

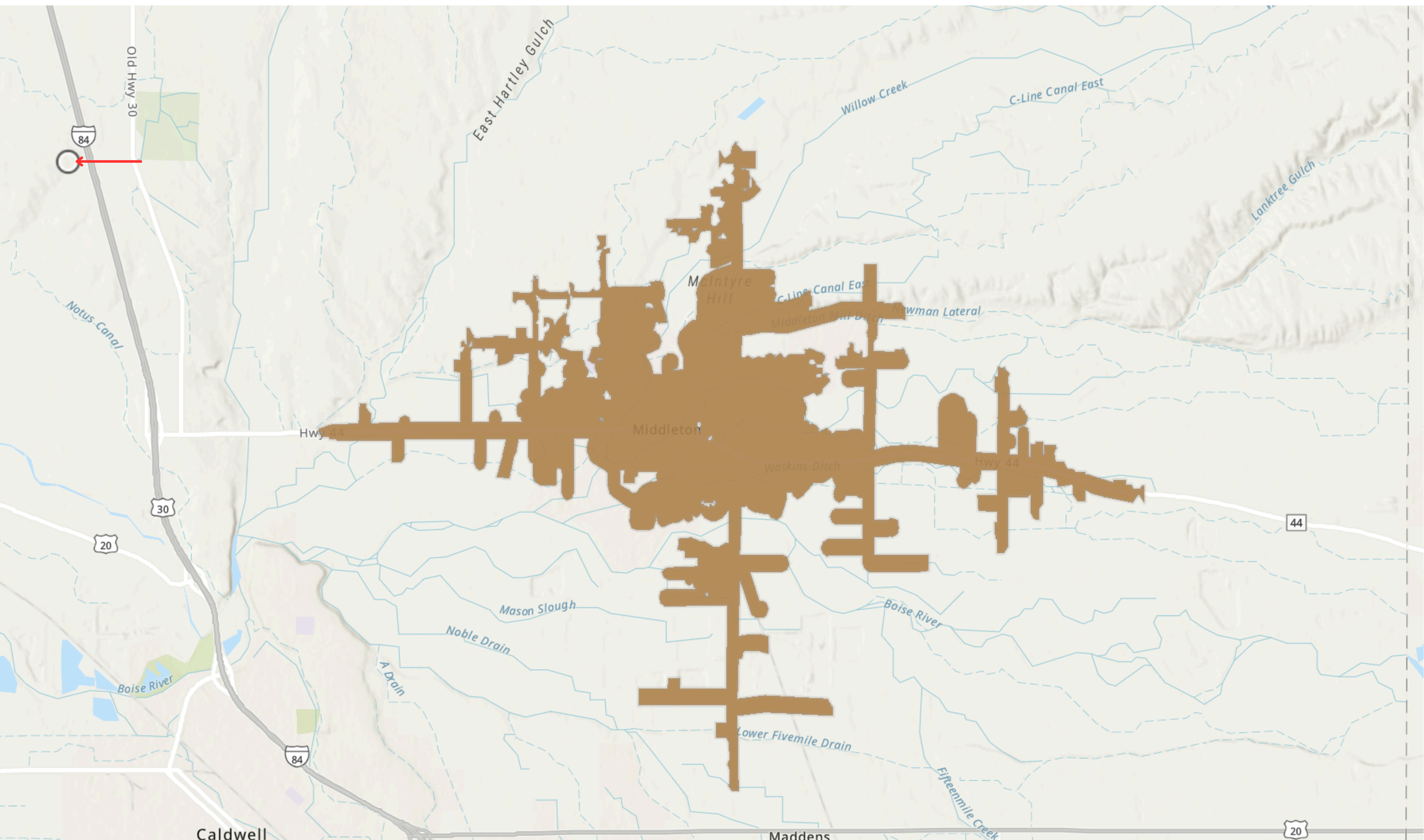
CURRENT RESPONSE



STATION 53 SERVICE MAP 5 MINUTE RESPONSE TIME

PROJECT LOCATION: 24938 Farmway Rd., Caldwell, ID
Parcel Number: R38154

BY: VICTOR ISLAS, DEPUTY CHIEF 12/22/2025





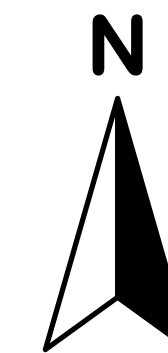
MIDDLETON RURAL FIRE DISTRICT

FUTURE STATION 54 SERVICE MAP 5 MINUTE RESPONSE TIME

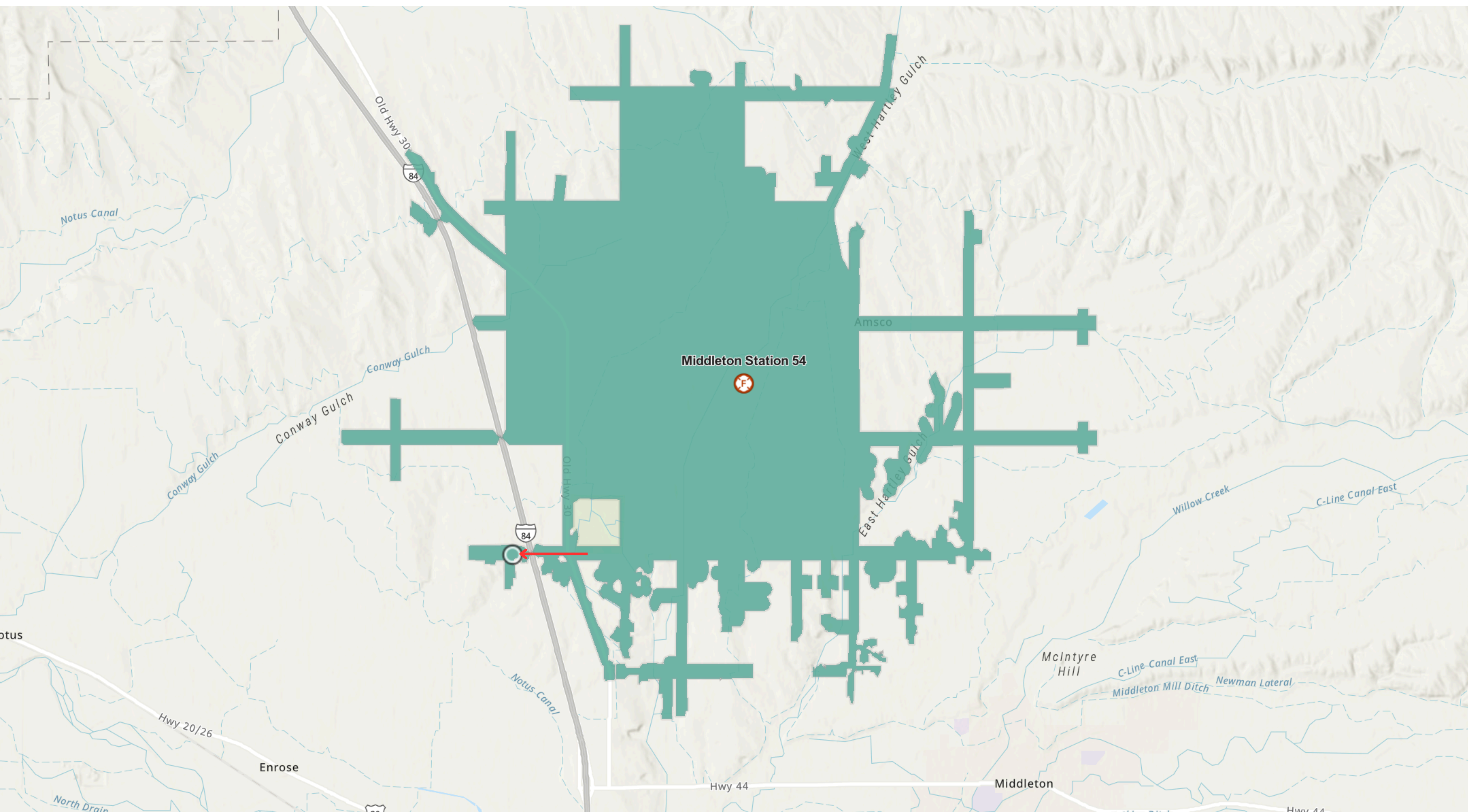
PROJECT LOCATION: 24938 Farmway Rd., Caldwell, ID
Parcel Number: R38154

BY: VICTOR ISLAS, DEPUTY CHIEF 12/22/2025

FUTURE RESPONSE



Due to current funding limitations, Station 54 is not scheduled to be operational until a permanent and sustainable funding source is secured. Once funded and placed into service, Station 54 will significantly improve emergency response times to this area and enhance overall service reliability for the surrounding community.



Archived: Wednesday, March 25, 2026 1:55:24 PM

From: [Madelyn Vander Veen](#)

Mail received time: Tue, 2 Sep 2025 12:02:06

Sent: Tue, 2 Sep 2025 12:02:06

To: [Amber Lewter](#)

Subject: Agency Notice CU2025-0016 / Olson

Importance: Normal

Sensitivity: None

Attachments:

[GIS_Address Request_Application.pdf](#)

Hello Amber,

If approved, addresses will need to be assigned accordingly, including possible address changes for the existing manufactured homes. Addresses must be requested by submitting the address request form (see attached). A site plan clearly showing each RV spot, manufactured home, and the property's access points is necessary. Once addresses are assigned, they must be posted per county code 06-05-05(4).

Thanks,

Madelyn Vander Veen

GIS Analyst, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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

ADDRESS REQUEST APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



Addressing Ordinance § 06-05-17(2): The owner and/or occupants of every dwelling and business shall place or install or allow to be installed in a position visible from the street, address numbers as hereinafter directed. The general requirements for addressing are as follows: A. Only one number shall be assigned to each business use or dwelling unit; B. All addresses shall be assigned based on the location of the structure in relation to the street it fronts; C. All addresses located on the north and east sides of the streets shall be even numbers; all addresses located on the south and west sides of the streets shall be odd numbers. These requirements may be varied in the case of winding streets or circles. When a street has been determined to be running in predominately one direction, the numbering may continue as determined by the Director of Development Services.

I am requesting to be assigned: _____ **A NEW ADDRESS** _____ **CHANGE MY ADDRESS**

Property Parcel/Account Number: _____

Property Site Address (if Applicable): _____

Owner/Applicant(s): _____ Phone: _____

Please Print Name

Current Street Address

City/State

Zip

Email Address: _____

NOTE: This Address Request is a one-time address assignment and cannot be undone unless the Development Services Director foresees that the change will create confusion or hinders emergency personnel. Any changes to the site address will be forwarded to the County Assessor, Sheriff's Office, applicable post office and some utility service companies. It is the Owner/Applicant's responsibility to place new address numbers or replace old address numbers on the property, mailbox and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance § 06-05-19. The address or address change should reflect within six (6) weeks of the date on Canyon County Issuance of Certificate of Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Please state reason/purpose of address request/change: _____

There is a fee of \$75 for each requested address.

Signed: _____

Owner/Applicant

Date: _____

DEPARTMENT USE ONLY

Confirm Parcel Number: _____

Address Request: ☐ Approved ☐ Denied

Approved New Address: _____

Application Accepted by: _____ Date: _____

DSD Staff Member Signature

Archived: Wednesday, March 25, 2026 1:55:32 PM
From: [Caitlin Ross](#)
Mail received time: Wed, 3 Sep 2025 12:37:23
Sent: Wed, 3 Sep 2025 12:37:23
To: [Amber Lewter](#)
Cc: 'D3Development.services@itd.idaho.gov'
Subject: FW: [External] RE: Agency Notice CU2025-0016 / Olson
Importance: Normal
Sensitivity: None

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, September 3, 2025 11:15 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0016 / Olson

Hello,

After careful review of the transmittal submitted to ITD on August 22, 2025 regarding, CU2025-0016/Olson, 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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, August 22, 2025 10:52 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'g Watkins@nphd.net' <g Watkins@nphd.net>; '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>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>