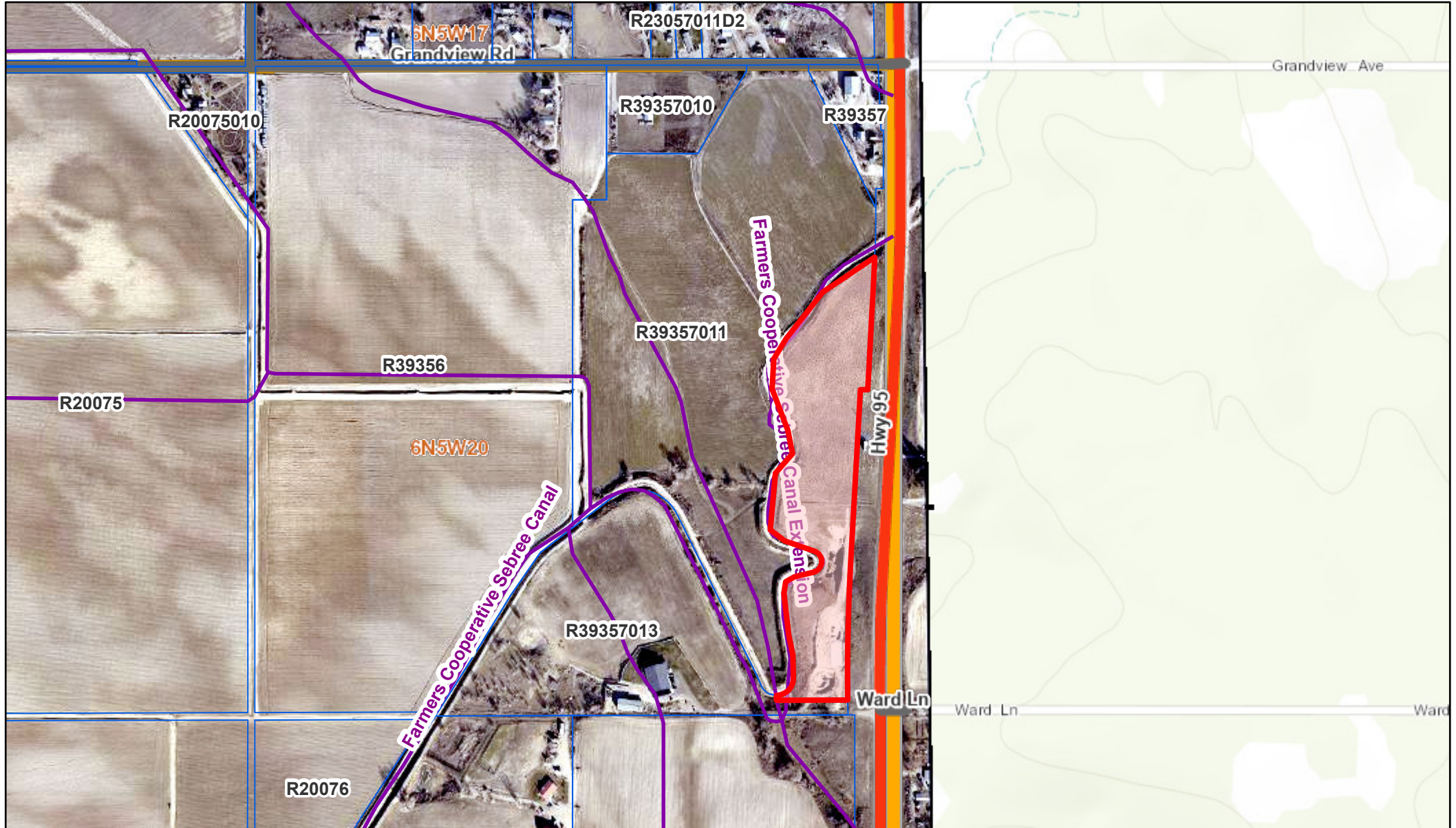
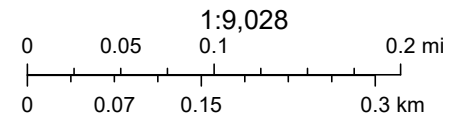


Canyon County, ID Web Map



11/10/2025, 2:13:25 PM

- | | | |
|--------------------------------------|---------------------|------------------|
| Multiple Parcel Search _Query result | Roads | Sections |
| Hydro_NHDFlowline | County Boundary | Imagery_2025_3in |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Hwy | City Limits | Green: Band_2 |



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 |



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Lucas Hansen	
	MAILING ADDRESS:	32501 Hwy 95 Parma	
	PHONE:	[REDACTED]	EMAIL:
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: <u>[Signature]</u> Date: <u>10/15/25</u>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:		
	COMPANY NAME:		
	MAILING ADDRESS:		
	PHONE:		EMAIL:

SITE INFO	STREET ADDRESS:	Hwy 95 Parma	
	PARCEL NUMBER:	R39357012	
	PARCEL SIZE:	11 acres	
	REQUESTED USE:	Slaughter house / Butcher shop	
	FLOOD ZONE (YES/NO)	☒ NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CV2025-0031	DATE RECEIVED:	11/10/25
RECEIVED BY:	MG	APPLICATION FEE:	\$1,600
		☒ CK ☐ MO ☐ CC CASH	



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Letter of Intent (see standards on next page)	X	
Site Plan (see standards on next page)	X	
Operation Plan (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with the following agencies:	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
Area of City Impact (if applicable)	X	
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 1

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☒ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Canal Farmers coop Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE:

Slaughterhouse

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7 to 5
☒ Tuesday 7 to 5
☒ Wednesday 7 to 5
☒ Thursday 7 to 5
☒ Friday 7 to 5
☒ Saturday 7 to 5
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 3-8 ☐ No

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

Height: 10 ft Width: 8 ft Height above ground: _____ ft

What type of sign: _____ Wall ☒ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 5

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

To whom it may concerne,

I'm writing a letter of intent to propose a custom butcher business/slaughter house with retail sales. We will accept animals from customers for processing. We will have an average of 5 people working. Hours of operation will be 7 a.m. to 5 p.m. Monday-Friday. There should be no potential impacts to the property.

We will provide utilities such as power, private well, septic system, and necessary storm drainage.

Access will be off of Hwy 95 in Parma, with no traffic pattern disruption.

American CONSTRUCTION SUPPLY & RENTAL

10 LOCATIONS TO SERVE YOU:

SPECIAL PROJECTS DIVISION

601 N 36TH ST
NAMPA, ID 83687
208-467-4591

WESTERN IDAHO & EASTERN OREGON LOCATIONS

3500 GARRITY BLVD
NAMPA, ID 83687
208-467-4231

1740 SE 5TH AVE
ONTARIO, OR 97914
541-889-8985

EASTERN IDAHO LOCATIONS

195 EASTLAND DR
TWIN FALLS, ID 83301
208-733-2007

3685 US HWY 30 WEST
POCATELLO, ID 83201
208-478-5117

EQUIPMENT DIVISION

520 N 36TH ST
NAMPA, ID 83687
208-844-7118

4525 MARKET ST
BOISE, ID 83705
208-336-8080

13850 HWY 55 S
MCCALL, ID 83638
208-634-0150

2092 N YELLOWSTONE HWY
IDAHO FALLS, ID 83401
208-523-0667

868 JET STREAM DR
REXBURG, ID 83440
208-356-4429

JOB _____

SHEET NO. _____

OF _____

CALCULATED BY _____

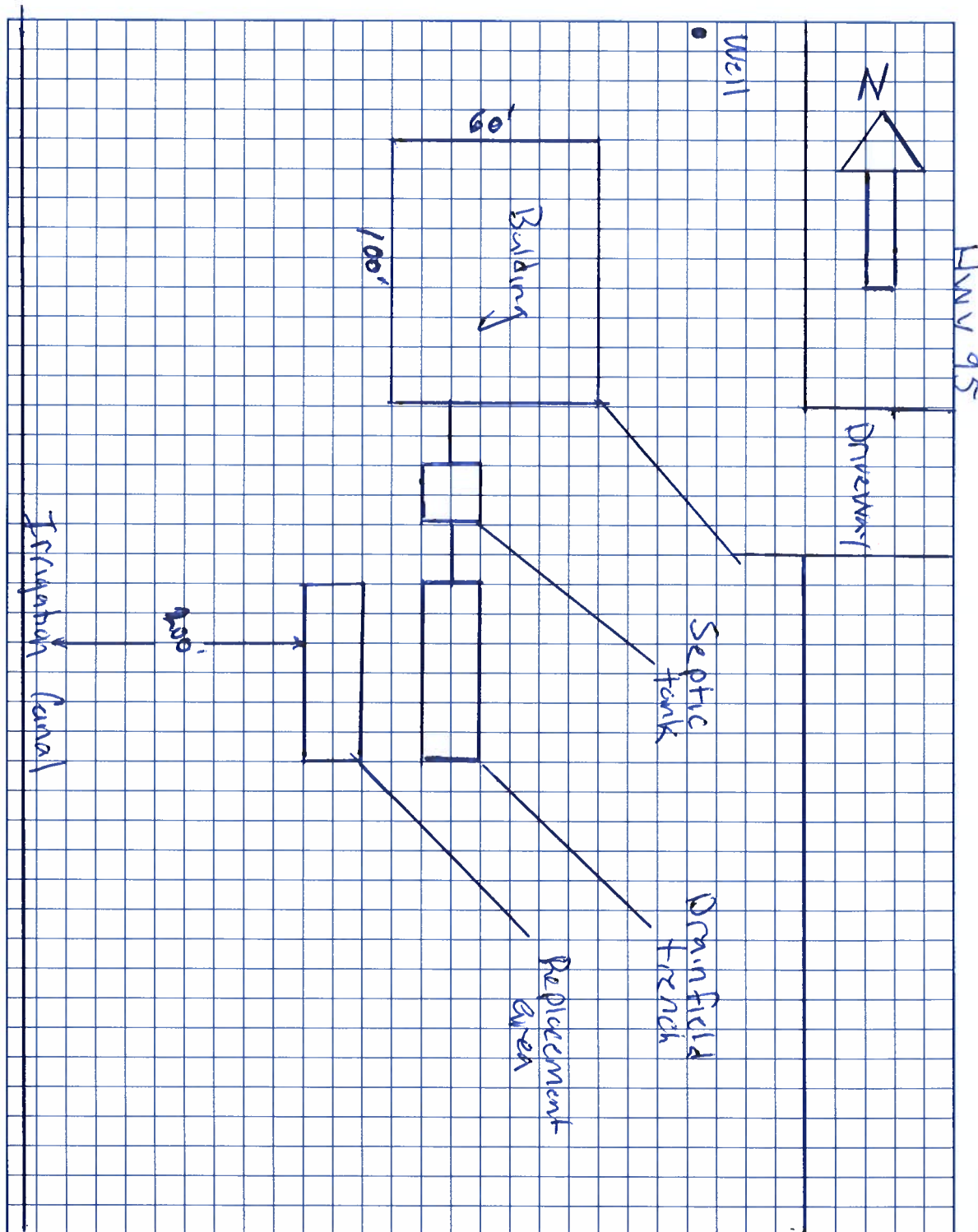
DATE _____

CHECKED BY _____

DATE _____

SCALE _____

Forming
Shoring
Engineering
Tilt-Up
Gomaco Paving &
Curb Machines
Paving Materials
Finishing Equipment
Husqvarna Concrete Saws
Somero Laser Screeds
Compaction Equipment
Equipment Rental
Equipment Service & Repair
Diamond Blades
Formwork Plywood
Insulation Board
Hilti Power Tools
Trench Drain
Vibrators
Concrete Repair
Curing Compounds
Epoxy
Hammer Drills
Breakers
Forming Hardware
Anchor Bolts
Concrete Tools
Column Tube
Power Trowels
Decorative Concrete Supplies
Lasers
Levels
Waterproofing Material
Rebar Fabrication
Form Oil





AGENCY ACKNOWLEDGMENT

Date: 10/14/25
Applicant: 239357012 LUCAS HANSEN
Parcel Number: 239357012
Site Address: TBT Hwy 95

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: 10/11/25 Signed: [Signature] LEHS
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Parma Fire

☒ Applicant submitted/met for official review.

Date: 9/24/25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Notus-Parma Highway District

☒ Applicant submitted/met for official review.

Date: 8-29-25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

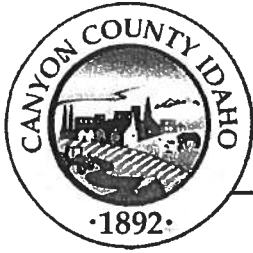
City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: _____
Applicant: _____
Parcel Number: _____
Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 9/24/25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: Parma Fire

Highway District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

District: _____

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 9-29-25 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

District: Black Canyon Irrigation

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: _____

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

R39357012 PARCEL INFORMATION REPORT

10/16/2025 10:05:56 AM

PARCEL NUMBER: R39357012

OWNER NAME: HANSENS HOLDINGS LLC

CO-OWNER:

MAILING ADDRESS: 32501 HWY 95 PARMA ID 83660

SITE ADDRESS: 0 HWY 95

TAX CODE: 0490000

TWP: 6N RNG: 5W SEC: 20 QUARTER: NE

ACRES: 11.30

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: NOTUS-PARMA HWY #2

FIRE DISTRICT: PARMA FIRE

SCHOOL DISTRICT: PARMA SCHOOL DIST #137

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY / SCENIC BYWAY BUFFER

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRICULTURE

**IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST / FARMERS COOPERATIVE
DITCH CO**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL:
16027C0075G**

WETLAND: Freshwater Emergent Wetland / Riverine

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2024025747

SCENIC BYWAY: YES

LEGAL DESCRIPTION: 20-6N-5W NE TX 20205 IN E1/2 OF NE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

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

Dear Neighbor,

We are in the process of applying for a special use permit. We are required to hold a Neighborhood meeting. We will be proposing a butcher/slaughter house. We will be answering any questions you may have.

Adress: TBD Hwy 95, Parma, ID 83660

West of Hwy 95 between Ward LN and Grandview.

Date: November 6, 2025

Time: 7 PM

Thanks

Lucus Hansen

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: TBD Hwy 95	Parcel Number: R 39351015
City: Parma, ID 83666	State: ID ZIP Code: 83666
Notices Mailed Date: 10/31/25	Number of Acres: 11 Current Zoning:
Description of the Request: Permit	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Lucas Hansen	
Company Name:	
Current address: 39351 Hwy 95	
City: Parma, ID	State: ID ZIP Code: 83666
Phone:	Cell: [REDACTED] Fax:
Email: [REDACTED]	

MEETING INFORMATION

DATE OF MEETING: 11/12/25	MEETING LOCATION: Hwy 95 crossroad Grandview & Ward Ln.	
MEETING START TIME: 7:00 pm	MEETING END TIME: 7:30 pm	
ATTENDEES: 0		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2. No one showed up		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Lucas Hansen

APPLICANT/REPRESENTATIVE (Signature):



DATE: 11 / 9 / 25

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86829

Date: 11/10/2025

Date Created: 11/10/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Linden Business Plaza LLC

Comments: CU2025-0031

Site Address: 0 HWY 95, Parma ID 83660 / Parcel Number: 39357012 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit (CUP)	CU2025-0031	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0031	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0031	\$50.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1138	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00