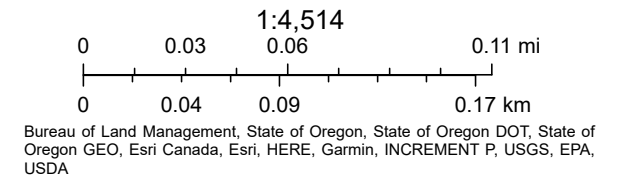


Canyon County, ID Web Map



2/17/2023, 3:04:06 PM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | Roads | Sections |
| Hydro_NHDFlowline | County Boundary | Canyon County Imagery_2019 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Costea Dembi
	MAILING ADDRESS: [REDACTED]
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: _____	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Dan Lardie
	COMPANY NAME: Leavitt & Associates Engineers, Inc.
	MAILING ADDRESS: 1324 1st Street South, Nampa, Idaho 83651
	PHONE: 208-463-0333 EMAIL: dl@leavittengineers.com

SITE INFO	STREET ADDRESS: 8027 Lake Shore Drive, Nampa, Idaho 83686	
	PARCEL #: R29570010	LOT SIZE/AREA: 23.3 acres
	LOT:	BLOCK: SUBDIVISION:
	QUARTER:	SECTION: 15 TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG	FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: CR2021-0006 / 602021-0032	DATE RECEIVED:
RECEIVED BY: E. ALLEN / O. LISTER	APPLICATION FEE: 1,235

1630 CK MO CC CASH
354302
353543

Revised 1/3/21



Structural / Civil / Materials Handling / Planners / Surveyors

September 15, 2022

Canyon County Planning and Zoning Commission
111 North 11th Ave. #140
Caldwell, Idaho 83605

RE: Dembi Estates Subdivision, Rezone and Preliminary Plat, Material Change

Dear Planning and Zoning Commissioners,

We met with Planning and Zoning Staff to discuss a plan that may be more palatable to the County's desires and allowing the Dembi's to exercise their private property rights. The plan discussed is the plan before you.

We are requesting rezone and preliminary plat approval for Dembi Estates. Dembi Estates is currently a small agricultural parcel consisting of 23.3 acres with one existing residence zoned AG. We are requesting rezone to RR with 4 residential lots and a density of 0.34 lots/acre and an average lot size of 2.0 acres and preserving approximately 12.5 acres of the existing agricultural property.

Dembi Estates will be accessed from Lake Shore Drive with 1 upgraded private shared driveway. This project is estimated to generate approximately 30 new ADT (average daily trips). Each residential lot will be served by a private well and septic system. This property is within the Nitrate Priority area and a Nutrient Pathogen Study Level 1 has been commissioned and performed. This study has been submitted for approval by Department of Environmental Quality and Southwest District Health. This study does support the site density shown on the site plan with some nitrate reducing required for some of the lots. Pressurized irrigation will be supplied via an existing irrigation well and pump located at the southeast corner of the property. The existing concrete ditch will be tiled to continue to carry surface water to downstream users. We are requesting that the 35'x 80' home along S. Powerline Road remain.

Neighborhood meeting notices were mailed to neighbors within 600 feet of the property on August 15, 2022 and the meeting was conducted on site August 29, 2022. This correspondence and a meeting summary are attached. Approximately 14 people were in attendance representing 8 neighbors.

We respectfully request the approval of the rezone and preliminary plat for Dembi Estates Subdivision.

Kind Regards,

Dan Lardie

Engineering the World / Licensed in all 50 States

1324 1st Street So., Nampa, ID 83651
208.463.0333 Fax: 208.463.9040
leavittengineers.com

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



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: 8027 LakeShore	Parcel Number:	
City: Nampa, Canyon County	State: ID	ZIP Code: 83687
Notices Mailed Date: February 3, 2021	Number of Acres: 23	Current Zoning: AG
Description of the Request: Comp. plan Rezone to R-1		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Dan Lardie		
Company Name: Leavitt & Associates Engineers, Inc		
Current address: 1324 1st Street South		
City: Nampa	State: ID	ZIP Code: 83651
Phone: 208-463-0333	Cell: 208-989-4275	Fax: 208-463-9040
Email: dl@leavittengineers.com		

MEETING INFORMATION

DATE OF MEETING: August 29, 2022	MEETING LOCATION: Driveway on site	
MEETING START TIME: 5pm 5:30pm	MEETING END TIME: 6:30 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. DAN LARDIE	<i>[Signature]</i>	1324 1st St South, Nampa, ID
2. RALPH WILLIAMS	<i>[Signature]</i>	7150 S Powerline
3. Johanna Harness	<i>[Signature]</i>	9469 S Powerline Rd
4. Greg Harness	<i>[Signature]</i>	9469 S Powerline Rd
5. Paul Harness	<i>[Signature]</i>	9469 S Powerline Rd
6. Ivy Harness	<i>[Signature]</i>	9469 S. Powerline Rd
7.		
8.		
9.		

10.			
11.			
12.			
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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):

DAN LARDIE

APPLICANT/REPRESENTATIVE (Signature):



DATE: 08 / 29 / 22



August 29, 2022

Canyon County Planning and Zoning Commission
111 North 11th Ave. #140
Caldwell, Idaho 83605

RE: Dembi Estates Subdivision Neighborhood Meeting Summary

Dear Planning and Zoning Commissioners,

On August 29, at 5:30 PM a neighborhood meeting was conducted on site for the proposed Dembi Estates subdivision 5 people were in attendance representing 2 neighboring households.

These neighbors were in opposition. The summary below is an attempt to capture the highlights of the meeting.

1. This land is agricultural and viable farm ground.
Response: This parcel is 23 non-contiguous acres separated by physical barriers, residences on 2 sides and the New York canal on the south making it more difficult to farm than larger acreages. The owner does currently grow alfalfa hay for his livestock.
2. Not in agreement with the comprehensive plan.
Response: the property is in the comprehensive plan as agricultural zone however, with the development in the area and the individual sales of the existing residences for non-farm purposes has generated the interest in the area and set the table for the request of a comprehensive plan zone change. We are requesting a small cluster of 4 lots and preserving 12.5 acres of Agricultural.
3. The number of proposed septic systems and individual wells in the proximity.
Response: This site is subject to a Nutrient Pathogen (NP) Level 1 study for this density. The NP level 1 has been completed and is said to be able to support the number of septic systems. The NP level 1 has been submitted to the health district and Department of Environmental Quality for review and approval.
4. That the Dembi's were developing the land.
Response: It is apparent that this neighbor has had some disagreements with the Dembi's which have left some wounds that haven't yet healed. The construction will be completed by licensed contractors following the specifications outlined within the approved construction drawings, fourthcoming.

5. Ground water contamination with the development of individual wells and septic systems.

Response: Southwest District Health and Department of Environmental Quality regulate these items. A Nutrient Pathogen Level 1 Study has been completed and submitted for review and approval.

6. Storm water management policy.

Response: New roadway drainage will be conveyed and Storm water will be retained on each individual lot per county code and highway district code.

7. How is this request different than the last request?

Response: A small cluster of 4 lots averaging 2 acres and preservation of approximately 12.56 acres of agricultural land.

This summarizes the highlights of the neighborhood meeting.

Kind Regards,

A handwritten signature in black ink, appearing to read 'DL', with a long horizontal flourish extending to the right.

Dan Lardie

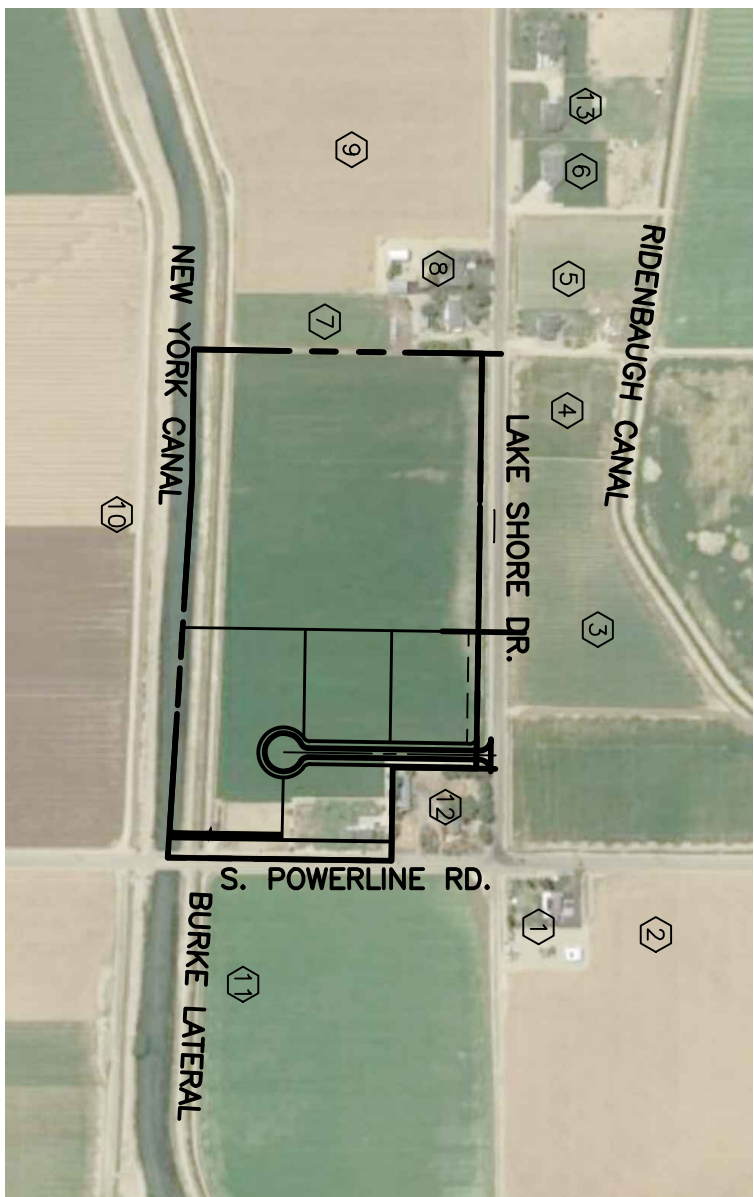
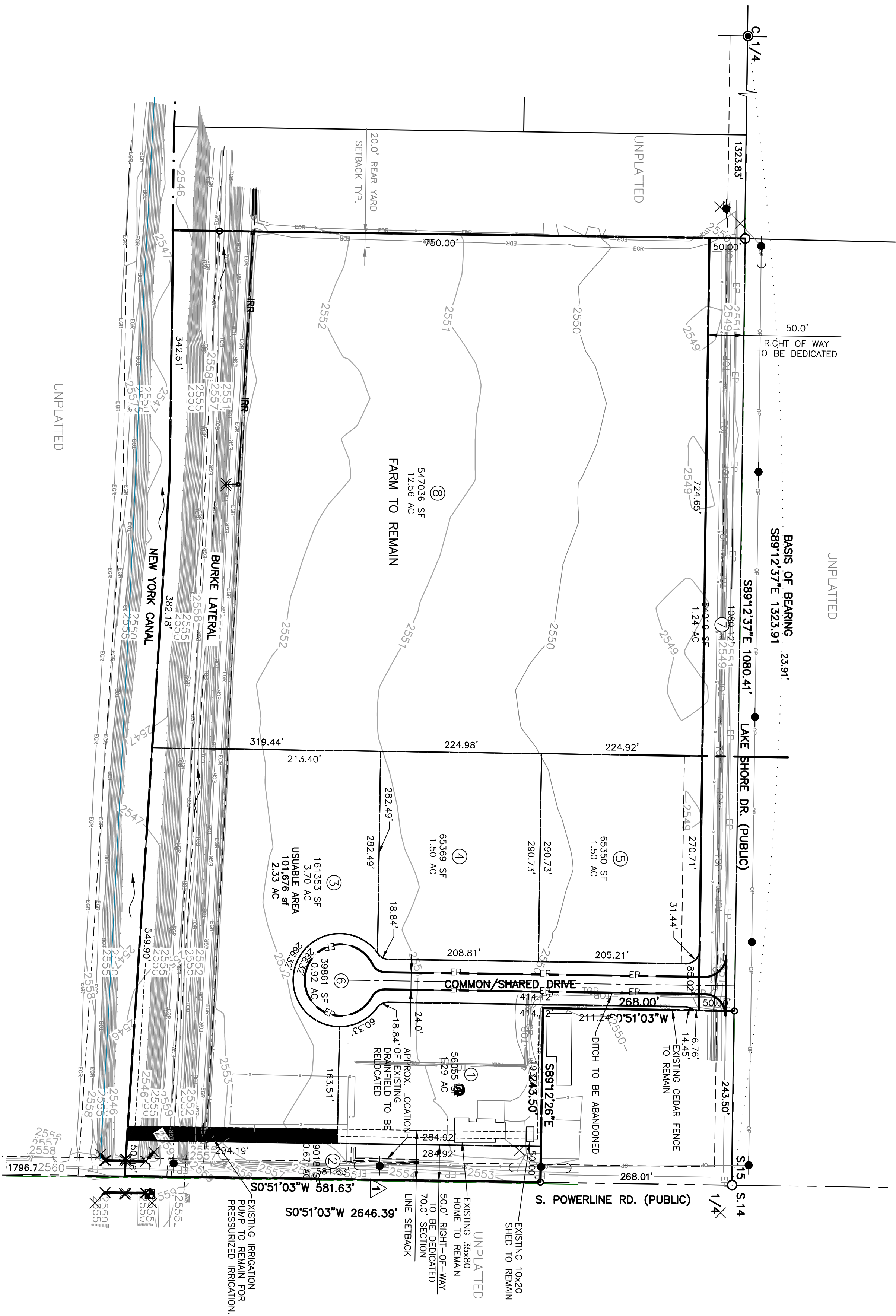
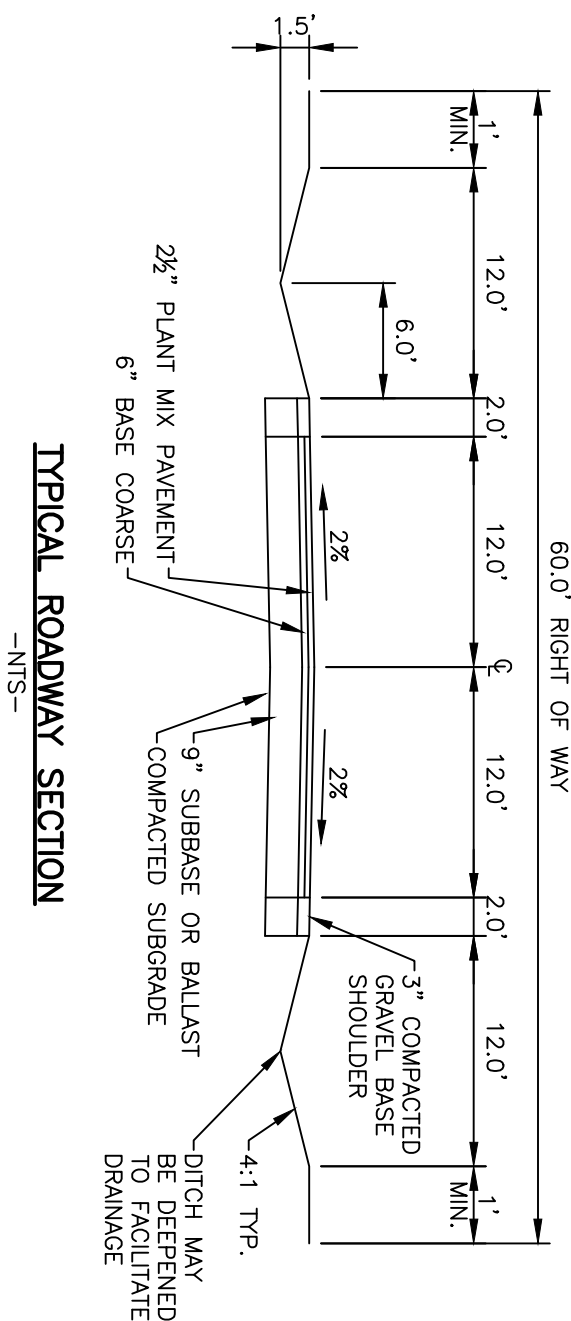
DEVELOPMENT DATA

EXISTING ZONING.....	AG
PROPOSED ZONING.....	R
BUILDABLE LOTS.....	4
NON-BUILDABLE LOTS.....	1
AGRICULTURAL LOTS.....	1
RIGHT OF WAY/ROADWAY LOTS.....	3
TOTAL AREA.....	23.37 AC
BUILDABLE AREA.....	8.0 AC
RIGHT OF WAY AREA.....	2.83 AC
MINIMUM LOT SIZE.....	0.29 AC
DENSITY LOTS PER ACRE.....	3.45 LOTS/AC
AVERAGE BUILDABLE LOT AREA.....	2.00 AC

DEMBI ESTATES
LOCATED IN THE NE 1/4 OF THE SE 1/4 SEC. 15
T.2N., R.2W., CANYON COUNTY, IDAHO

NOTES:

1. THE SUBDIED PROPERTIES LOCATED IN AN "AGRICULTURAL" ZONE, PROPOSED REZONING TO BE (RURAL RESIDENTIAL).
2. THE TOTAL AREA IS 23.574 ACRES.
3. NO OTHER ACCESS IS ALLOWED TO THE APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, ANY RE-SUBDIVISION
4. OF THIS SITE SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
5. ALL LOTS WITHIN THE SUBDIVISION SHALL UTILIZE INDIVIDUAL DOMESTIC WELLS.
6. ALL LOTS WITHIN THE SUBDIVISION SHALL UTILIZE INDIVIDUAL SEPTIC SYSTEMS.
7. IRRIGATION WATER PROVIDED BY EXISTING IRRIGATION CANAL AND NAPA & MERIDIAN IRRIGATION DISTRICT.
8. ALL FRONT AND REAR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT UNLESS OTHERWISE SHOWN.
9. EACH SIDE OF THE INTERIOR LOT LINES HAS A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT UNLESS OTHERWISE SHOWN. CONSTRUCTION WITHIN THE EASEMENTS SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
10. 5. BLOCK 1 IS SUBJECT TO A STORM DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF STORM WATER RETENTION PONDS AND ATTENDANT DELIVERY SYSTEM.
11. LOT 6 BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
12. LOTS 3 AND 8, BLOCK 1, ARE SUBJECT TO IRRIGATION EASEMENTS BY NAPA AND MERIDIAN IRRIGATION DISTRICT AND BOISE PROJECT BOARD OF CONTROL.
13. CONSTRUCT LOT RETENTION BEAM AND SWALE ON EACH LOT TO RETAIN RUNOFF.
14. ALL PROPERTIES TO CONSTRUCT STANDARD RESIDENTIAL APPROACHES FOR ACCESS-105. LOCATIONS TO BE DETERMINED AT HOME CONSTRUCTION.
15. APPROACHES TO METEOROL, DRINK, AND OTHER LOTL PAVING SHALL BE MAINTAINED UNLESS APPROVED IN WRITING BY THE LOCAL IRRIGATION DISTRICT OR OTHER COMPANY.
16. FINISH GRADERS ON SUBDIVISION BOUNDARY SHALL MATCH EXISTING FINISH GRADERS. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
17. PLAT SHALL COMPLY WITH THE REQUIREMENTS OF NAPA HIGHWAY DISTRICT NO. 1.
18. PLAT SHALL COMPLY WITH NAPA & MERIDIAN IRRIGATION DISTRICT REQUIREMENTS.
19. PLAT SHALL COMPLY WITH SOUTHWEST DISTRICT HEALTH REQUIREMENTS.



VICINITY MAP

INDEX OF LAND OWNERS. (SEE VICINITY MAP)

1 EDDIE SANCHEZ SR
96530 S LAKE SHORE DR
NAPA, IDAHO 83566

2 RALPH AND SUSAN WILLIAMS
9650 S LAKE SHORE DR
NAPA, IDAHO 83566

3 TRADITION CAPITAL PARTNERS
3327 CEDAR PARK LN
MIDLETON, IDAHO 83644

4 JAMES AND DEBRA ZAMLA
3327 CEDAR PARK LN
NAPA, IDAHO 83566

5 CHAD AND SHAMUA DUFF
8238 LAKE SHORE DR
NAPA, IDAHO 83566

6 NICHOLAS AND TALLY RAY
8332 LAKE SHORE DR
NAPA, IDAHO 83566

7 PATRICK AND KRISTINA O'BRIEN
8238 LAKE SHORE DR
NAPA, IDAHO 83566

8 MARLIN AND LAVON STEEL
8277 LAKE SHORE DR
NAPA, IDAHO 83566

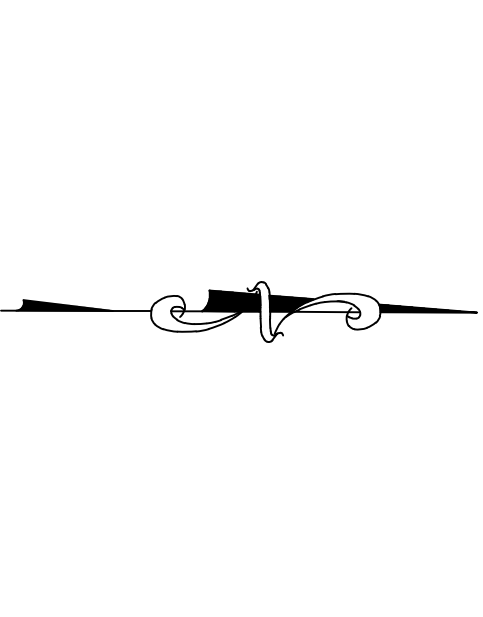
9 BIKI, ET AL
8277 LAKE SHORE DR
NAPA, IDAHO 83566

10 MARIO PERAS, LLC
9640 HWY 45
NAPA, IDAHO 83566

11 JOSEPH SWARTZ
8827 S POWERLINE RD
NAPA, IDAHO 83566

12 JOHANA AND GREGORY HARRISSES
8277 LAKE SHORE DR
NAPA, IDAHO 83566

13 JONN AND KERRY BAILES
8356 LAKE SHORE DRIVE
NAPA, IDAHO 83566



SCALE: 1" = 100'

LINETYPES:										EXISTING CURB & GUTTER										CONSTRUCT CURB & GUTTER										EXISTING SANITARY SEWER										INSTAL. SANITARY SEWER MAN										INSTAL. SENDER SERVICE										EXISTING STORM DRAIN										INSTAL. STORM DRAIN MAN										EXISTING WATER MAIN										INSTAL. WATER MAIN										APPROXIMATE JOINT TRENCH										EXISTING PRESSURE IRI. MAN										INSTAL. PRESSURE IRI. MAN										EXISTING GRAVITY IRRIGATION										INSTAL. GRAVITY IRI. MAN										LO LINE										BOUNDARY/PHASE LINE										CENTER LINE										ESSENTIAL LINE										EXISTING CONTOUR										FINISH GRADE CONTOUR										EXISTING EDGE OF PARADELT										EXISTING OVERHEAD POWER										EXISTING FIBER OPTICS										EXISTING TELEPHONE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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IRRIGATION PUMP-OUT										EXISTING CATCH BASIN INLET										CONSTRUCT CATCH BASIN INLET										CONSTRUCT PEDESTIAN RAMP										TEST HOLE W/ REEVALUATION TEST										TEST HOLE										INSTAL STOP SIGN										INSTAL STREET SIGN										INSTAL 2-PARTY MAILBOX										EXISTING UTILITY POLE										EXISTING UTILITY POLE W/ CUT WIRE										EXISTING ELECTRICAL BOX										EXISTING TELEPHONE BOX										INSTAL CLEAN OUT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Canyon County Development Services
111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 59205

Date: 6/11/2021

Date Created: 6/11/2021

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Costea Dembi

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2021-0006	\$1,235.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2021-0032	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2021-0032	\$190.00	\$0.00	\$0.00

Sub Total: \$2,865.00

Sales Tax: \$0.00

Total Charges: \$2,865.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	353543	\$1,630.00
Check	354302	\$1,235.00

Total Payments: \$2,865.00

ADJUSTMENTS

Receipt Balance: \$0.00