

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: Michelle Pruett
	MAILING ADDRESS: PO Box 605 Homedale, ID 836028
	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: Michelle Pruett

Date: 02/17/23

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Katie Burford
	COMPANY NAME: KT Properties, Inc
	MAILING ADDRESS: 3094 W Market Rd Homedale, ID 836028
	PHONE: 208-861-2555 EMAIL: katie@ktpropertiesllc.com

SITE INFO	STREET ADDRESS: TBD Ustick Rd Wilder, ID 83676
	PARCEL #: R37229010A0 LOT SIZE/AREA: 16.489 acres
	LOT: N/A BLOCK: N/A SUBDIVISION: N/A
	QUARTER: SE SECTION: 33 TOWNSHIP: 4N RANGE: 5W
	ZONING DISTRICT: Agriculture FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input 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 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: <u>CR2023-0003</u>	DATE RECEIVED: <u>2/22/2023</u>
RECEIVED BY: <u>Sage H</u>	APPLICATION FEE: <u>\$1,400</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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CANYON COUNTY ZONING ORDINANCE § 07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

ZONING AMENDMENT CHECKLIST

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



Select Application Type:

Zoning **Map** Amendment (Rezone)

Rezone (No conditions; CCZO §07-06-05)

Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)

Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

Master Application completed and signed (See attached application)

Letter of Intent:

- **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):

- Is the request generally consistent with the comprehensive plan?
- When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
- Is the request compatible with surrounding land uses?
- Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
- Does legal access to the subject property for the request exist or will it exist at the time of development?
- Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.

Text Amendments: Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.

Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)

Land Use Worksheet (map amendment only) – See attached worksheet

Draft of proposed ordinance change (text amendment only)

Deed or evidence of property interest to subject property

\$950 Rezone or \$1,400 for a Conditional Rezone

\$2800 Text Amendment

(Fees are non-refundable)

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date:
Time:
Location:
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

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: TBD Ustick Rd	Parcel Number: R37229010AO
City: Wilder	State: ID ZIP Code: 83676
Notices Mailed Date: 02/03/2023	Number of Acres: 16.489 Current Zoning: Ag
Description of the Request: Proposed conditional re-zone to Rural Residential	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Katie Burford
Company Name: KT Properties Inc [Keller Williams Realty Boise]
Current address: 3094 W Market Rd
City: Homedale State: ID ZIP Code: 83628
Phone: 208-861-2555 Cell: 208-861-2555 Fax: 208-249-3477
Email: katie@ktpropertiesllc.com

MEETING INFORMATION

DATE OF MEETING: 02/15/2023	MEETING LOCATION: Subject property	
MEETING START TIME: 12:00 PM	MEETING END TIME: 1:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Tammy Earwood	<i>[Signature]</i>	27262 Ustick, Wilder
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
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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):

Katie Burford

APPLICANT/REPRESENTATIVE (Signature):

Kati Burford

DATE: 02 / 15 / 2023

LAND USE WORKSHEET

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



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

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 existing, 1 additional

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)

Ditches

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 2 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: Nothing required for home < 3600 sq ft
> 3600 sq ft home: sprinkler system, pool, etc

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES?

- Yes If so, how many? _____ No

4. WILL YOU HAVE A SIGN?

- Yes No Lighted Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

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: _____

February 17th, 2023

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

To Whom It May Concern,

Michelle Pruett is the owner of R37229010A0, a 16.489 acre parcel with shop/horse stalls, irrigated pasture, and an irrigated hay field. She is applying for a conditional re-zone from agricultural zoning to rural residential zoning, which is consistent with the comprehensive plan.

The request is definitely appropriate based on the surrounding land uses, of which there are even higher density areas adjacent to Ms. Pruett's property than what Ms. Pruett is applying for. Her request will not negatively affect the character of the area, as she is only wanting to separate her current parcel into two rural residential parcels (via administrative land division post re-zone). Both parcels would still have pasture and/or hay ground, and her irrigation rights would be divided appropriately between the two. The shop already has an individual well and septic system, so there would only be one additional proposed individual well and one additional proposed septic system.

There is already legal access to the property. In order to split the parcel into two, an ingress/egress/utility easement would be granted to the parcel in the NW corner that will include the existing shop/horse stalls. A surveyor has already been contracted to prepare the legal descriptions and easement.

Per Golden Gate Highway Department, the request would not require public street improvements to Ustick Rd, nor would it cause undue interference with traffic patterns.

The only impact to essential public services and facilities would be the possibility of two additional households. However, once the parcels were developed into homesites, those households would also be paying property taxes to mitigate their impact.

Thank you for your consideration.

Sincerely,



Katie Burford

Notice of Neighborhood Meeting Conditional Use Permit Pre-application requirement for a Public Hearing

Date: 02/03/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 02/15/2023

Time: 12:00 PM

Location: On the subject property R37229010A0-see attached map

Property description: 16.489 acres of agricultural ground, pasture and shop. Applying for a conditional re-zone to Rural Residential.

The project is summarized below:

Site Location: TBD Ustick Rd Wilder, ID 83676

Proposed access: Off Ustick Rd, no change to existing/current access

Total acreage: 16.489

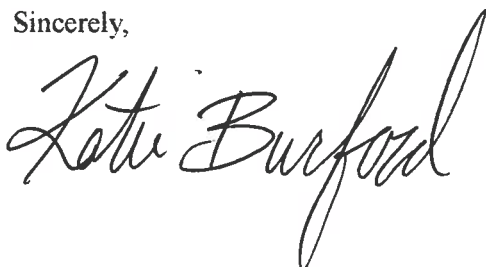
Proposed lots: 2 (currently 1 parcel)

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact Katie Burford at 208-861-2555, or katie@ktpropertiesllc.com.

Sincerely,



Neighborhood Notification Map

Parcel No. R37229010A
Buffer Distance 600 Feet

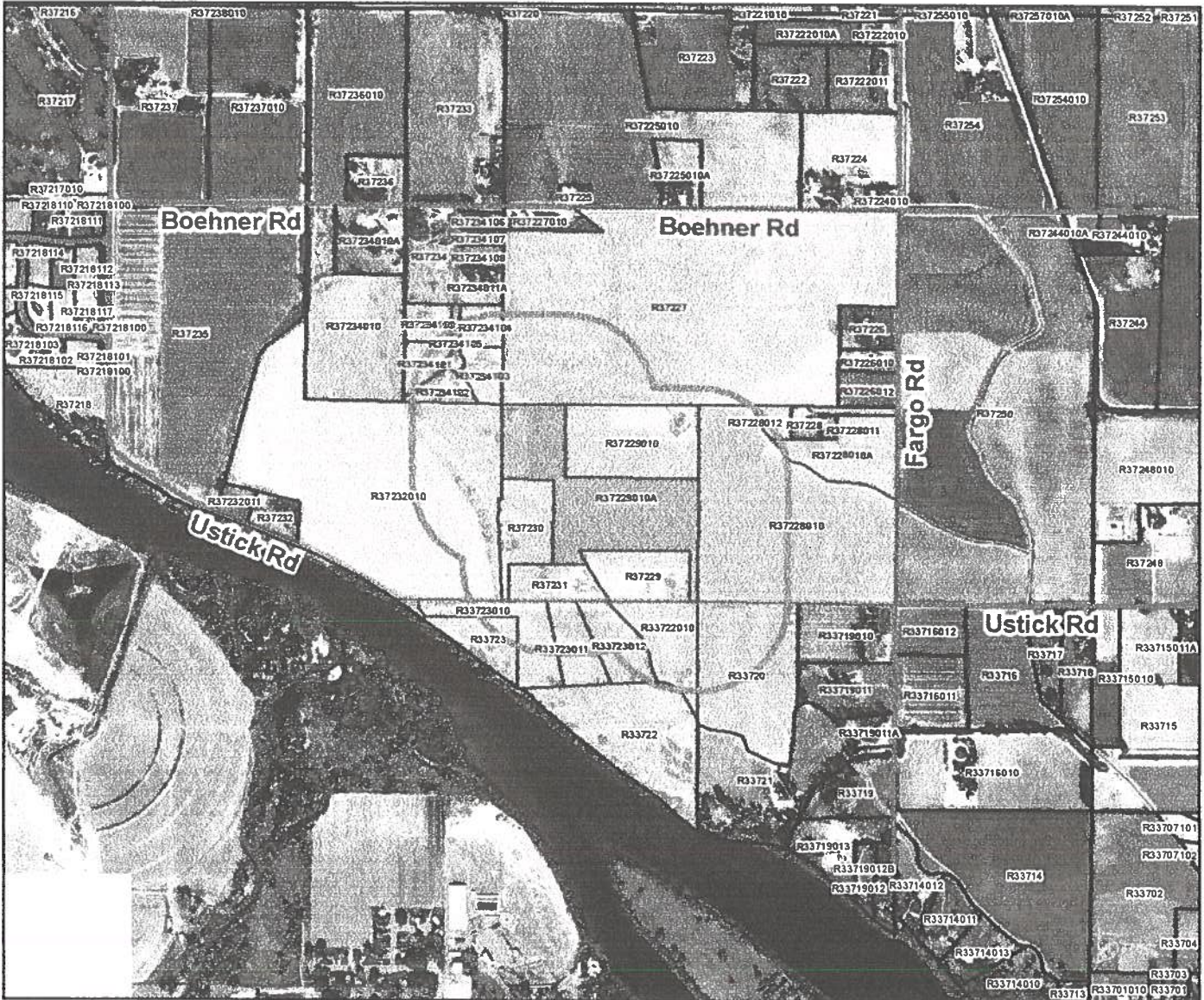
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 1/30/2023
By: TAlmeida

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



Legend

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

SCALE 1 in = 1,000 feet
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent liabilities of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data reflected on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

QUITCLAIM DEED

FOR VALUE RECEIVED, DENNIS L. PRUETT and MICHELLE PRUETT, who acquired title as Husband and Wife, Grantors, do hereby convey, release, remise and forever quitclaim unto MICHELLE PRUETT, a single woman as her sole and separate property, Grantee, whose address is [REDACTED] all right, title, and interest in and to the following described premises located in the County of Canyon, State of Idaho, more particularly described as follows:

See "Exhibit A" attached hereto.

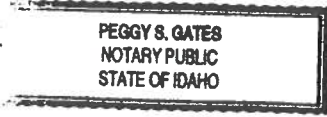
For convenience Exhibit A consists of 2 pages for "Job No. FE1016", "Parcel 2", and the common address of the above-referenced real property is 0 Ustick Rd., Wilder, Idaho 83676, AIN:04N05W338450

Dated: 8/15, 2016

[Signature of Dennis L. Pruett]
DENNIS L. PRUETT
[Signature of Michelle Pruett]
MICHELLE PRUETT

STATE OF IDAHO)
) ss.
COUNTY OF Ada)

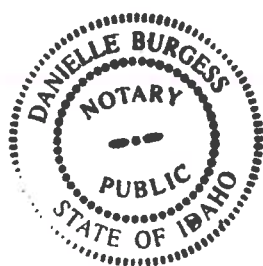
On this 20 day of September, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared DENNIS L. PRUETT, personally known to me, or proved to me on the basis of satisfactory evidence to be, the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above-written.



[Signature of Peggy S. Gates]
Notary Public for Idaho
Residing at: Boise, ID
My Commission Expires: 5-20-2020

STATE OF IDAHO)
) ss.
COUNTY OF Dayette)

On this 15 day of August, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared MICHELLE PRUETT, personally known to me, or proved to me on the basis of satisfactory evidence to be, the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above-written.



[Signature of Danielle Burgess]
Notary Public for Idaho
Residing at: Canyon, ID
My Commission Expires: 11/21

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

Building Division Email: buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 78146

Date: 2/22/2023

Date Created: 2/22/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Michelle Pruett
Comments: CR2023-0003

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	CR2023-0003	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	164	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00