

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: <u>N/A</u>
	MAILING ADDRESS:
	PHONE: EMAIL:

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: _____ Date: _____

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Todd Lakey</u>
	COMPANY NAME: <u>Borton-Lakey Law</u>
	MAILING ADDRESS: <u>141 E. Carlton Ave., Meridian, ID 83651</u>
	PHONE: <u>208-908-4415</u> EMAIL: <u>todd@borton-lakey.com</u>

SITE INFO	STREET ADDRESS:
	PARCEL #: LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/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 ^{TEXT} (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>OR 2022-0003</u>	DATE RECEIVED: <u>3.25.22</u>
RECEIVED BY: <u>CL</u>	APPLICATION FEE: <u>2500⁰⁰</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

BORTON - LAKEY

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642

(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

March 24, 2022

Steve Fultz, Director
Canyon County Development Services
111 N. 11th Ave Room 310
Caldwell, ID 83605

Re: Zoning Ordinance Text Amendment

Dear Director Fultz,

I am requesting a zoning ordinance text amendment to add a definition for "Machine Shop" and to add Machine Shop to the Zoning Uses Matrix. This is an effort to promote additional economic development primarily in our Ag Zone by adding a use that is very compatible to other uses provided for in the Ag zone, especially when handled by conditional use permit. This is a use which can be supportive of agricultural operators and uses as well as a small business unrelated to Ag uses but still compatible to Ag uses. The main purpose of this request is to add the defined use Machine Shop to the matrix in the Ag zone as a conditional use. This would allow the county to consider and control the location, size, nature and specifics of such a use as part of the public hearing process. However, we also suggest in our application how a Machine Shop use could be handled under the other zoning categories in the matrix. It did not make sense to add the Machine Shop category to the Ag zone by itself without suggesting how to approach this use in the other columns of the matrix as well. The suggested approach to the various zones makes sense based on my experience with this use.

A modern small business machine shop is a very low impact use. The technology and equipment used is quiet and self-contained. A machine shop uses what is referred to as a controlled material removal process. That typically means you start with a larger stock piece of material such as metal or plastic and the size and shape of the material is reduced in the machining process to make a mechanical component or item. Modern machine shops primarily utilize CNC milling and turning machines which use software that directs the function of the unit to create the component or item. Older style machine shops also certainly exist using equipment such as lathes, knee mills and drill presses but these are becoming less common because of the control, consistency and high quality that can be achieved with these modern units. The appropriateness and specifics for a particular application for a machine shop business can be addressed in the conditional use permit process.

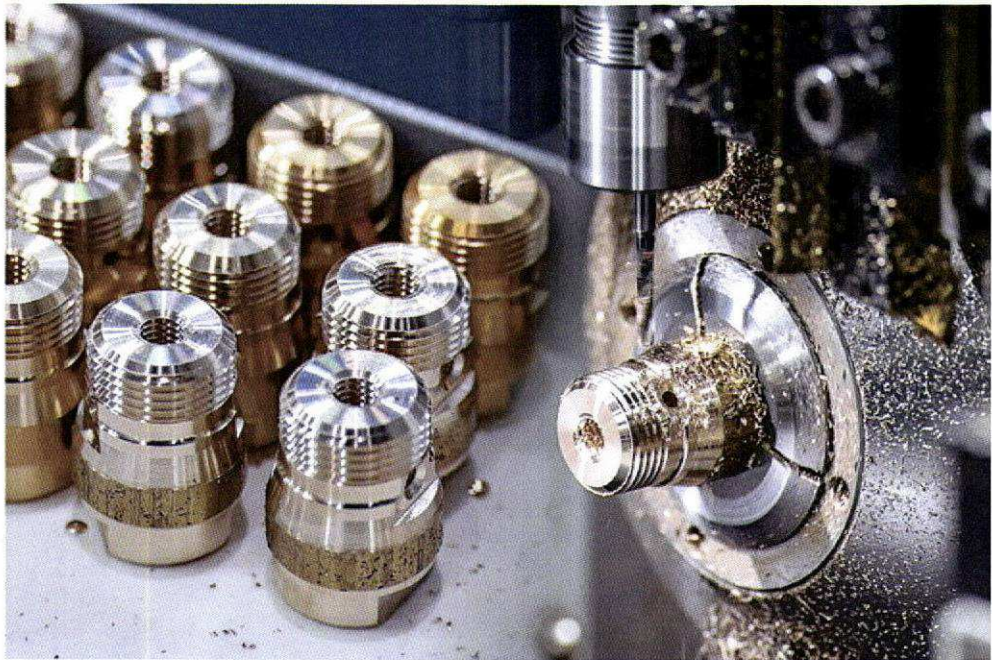
I am including some pictures of a modern machine shop and the milling machines.

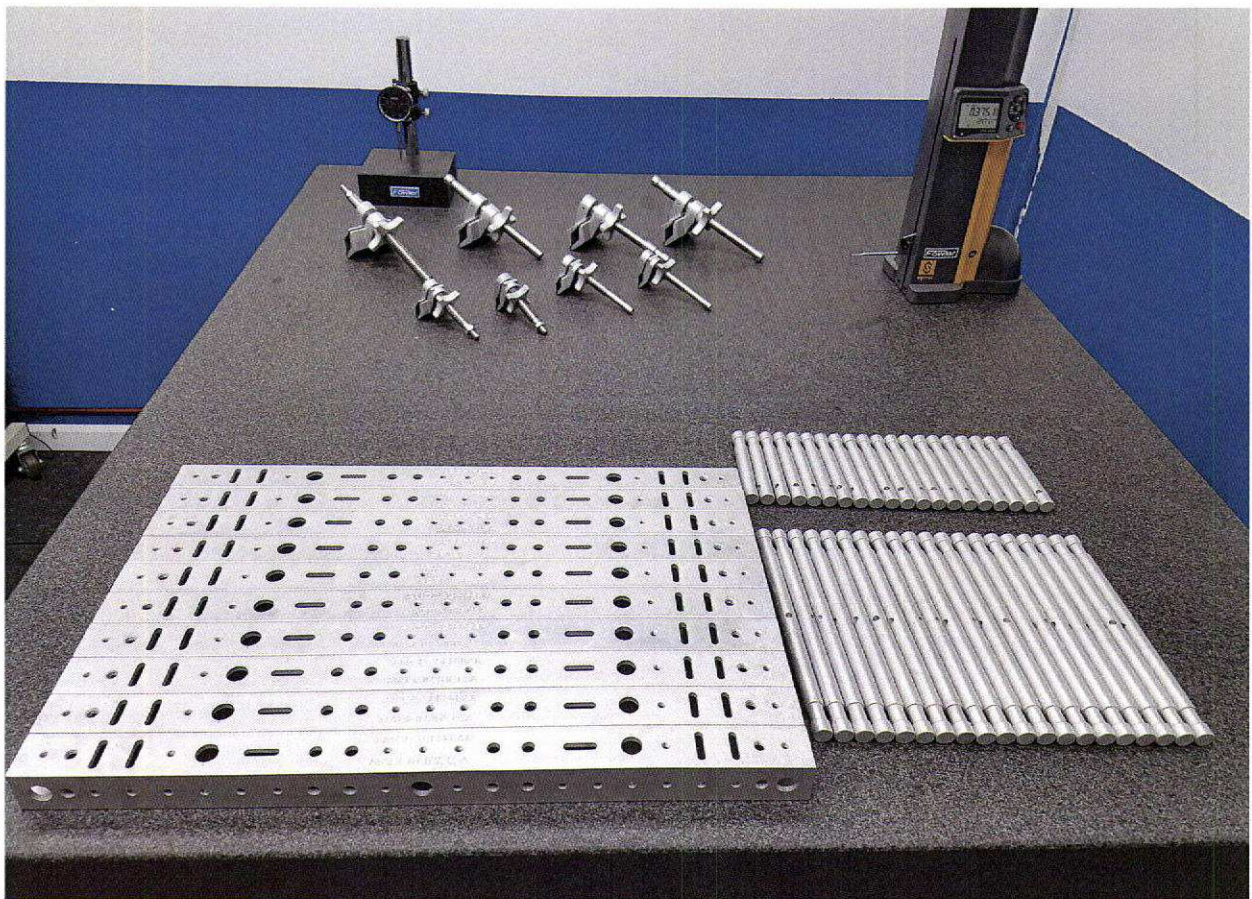
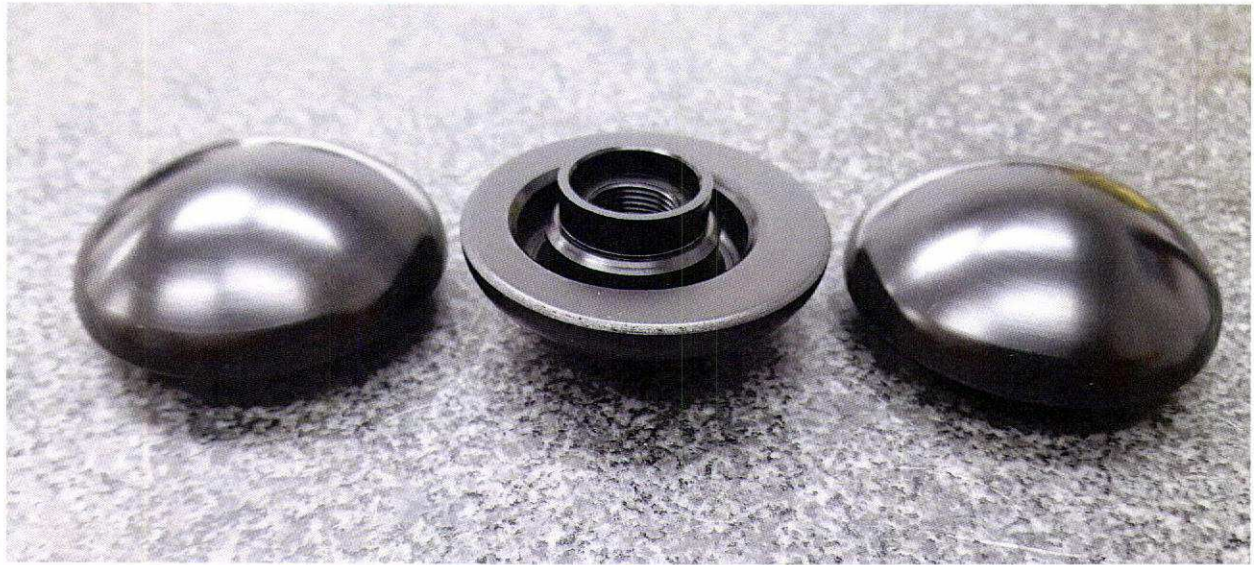


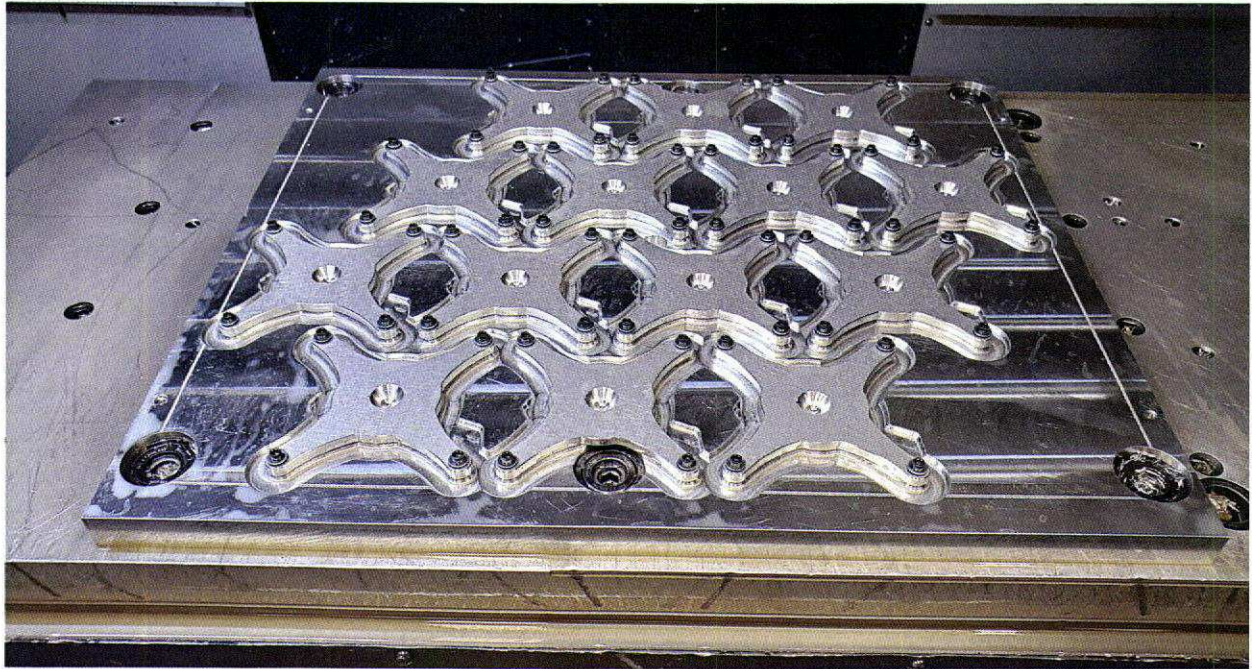


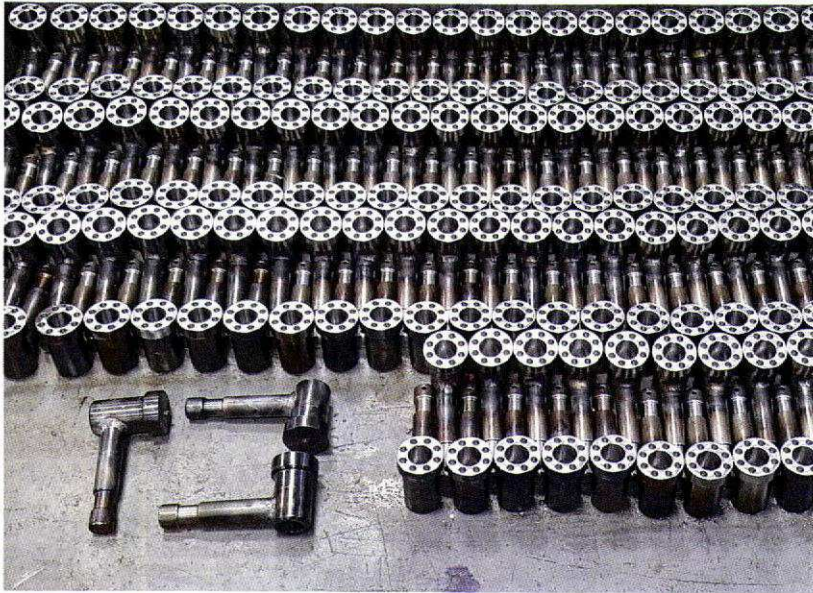


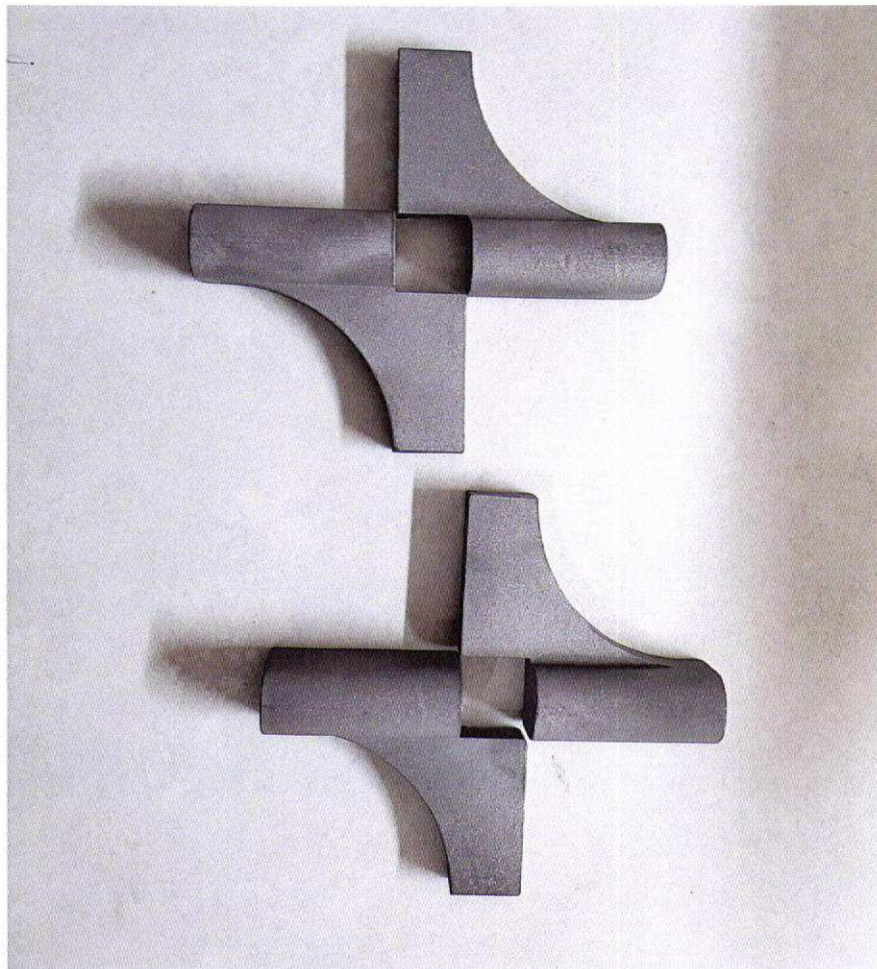
Here are some examples of the kinds of items that can be made by these units:











The criteria for consideration of a zoning ordinance text amendment are less extensive than a zoning map amendment. Canyon County Code Section 07-06-01 (4) A. states:

If an amendment to the ordinance text is approved, then the approved changes shall be effective in accordance with time requirements of Idaho Code sections 31-715 and 31-715A. The board shall, when considering an application for an amendment to the zoning ordinance, consider the comprehensive plan and other evidence gathered through the public hearing process.

When considering this application for a text amendment the county considers the comprehensive plan and the information received at the public hearing. Since this request does not connect to any specific property many of the provisions in the comprehensive plan are not applicable now but would be applied when a specific application is put forward. I will describe the general provisions of the comprehensive plan that support this application.

CANYON COUNTY COMPREHENSIVE PLAN

Population

Goals:

2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

Economic Development

Goals:

1. To diversify and improve the economy of Canyon County in ways that are compatible with community values.

2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.

3. Create new jobs that are sustainable and lasting.

4. Provide an economically viable environment that builds and maintains a diverse base of business.

5. To ensure that land use policies, ordinances and processes allow for a viably economic environment for development.

Policies

2. Support existing business and industry in the county.

3. Encourage broad-based economic development programs that include:

- a. Natural resources such as agriculture
- b. Commercial development
- c. Industrial development
- d. Tourism expansion and development

4. Encourage growth of responsible business in Canyon County by recruiting businesses based on their potential job creation and their willingness to have a positive impact on the community.

6. Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.

Land Use

Goals:

5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

Policies

1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas

10. Develop, administer, and update a Conditional Use Permit process for development proposal in applicable land classification areas.

A machine shop can provide employment and training opportunities for business owners and skilled workers. The county controls the conditional use permit process and whether a particular location is or is not appropriate for that specific machine shop application it can be approved or denied. Depending on the location these shops can be conditioned so they will readily and compatibly co-exist with agricultural and rural residential uses. Machine shops also have the ability to support agricultural uses and operations. They can make parts or components for just about any type of agricultural machinery and equipment. This type of use would have less impact than several other types of businesses that are allowed or that require a CUP in the AG or RR zones. Examples of uses or business that have more impacts and how they are handled in the A, RR and other zones are noted below:

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Airpark	C	C	-	-	-	-	C	C	-
Airport	C	-	-	-	-	-	C	-	-
Animal Hospital	C	C	-	-	A	A	A	A	A
Contractor Shop	C	-	-	-	C	A	A	A	A
Family Daycare 1-6 children	A	A	A	A	A	A	-	-	A
Family Daycare 7-12 children	D	D	D	D	A	A	-	-	A
Golf Course	C	A	-	-	-	-	-	-	-
Group Home	C	C	C	C	C	C	-	-	C
Kennel	C	C	C	C	C	C	A	A	C
Landscape Business	A	-	-	-	A	A	A	-	C
Nursery	A	A	-	-	A	A	A	A	A
Public/Quasi Public Uses	C	C	C	C	A	A	A	A	A
School	C	C	C	C	A	A	A	A	A
Special Events Facility	C	-	-	-	A	A	-	-	A
Staging Area	C	-	-	-	A	A	A	A	A

Many of the above uses that are permitted by CUP, Allowed or Allowed by the Director in the A and RR zones have more impacts than a small machine shop or comparable impacts to a larger machine shop as far as noise and traffic and infrastructure needs. Our request noted below lines up well in the matrix in comparison to the uses noted above.

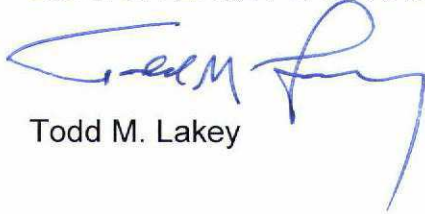
Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Machine Shop	C	C	-	-	C	A	A	A	A

A smaller machine shop business can be located in a standard type shop building in the rural area or on rural acreage property and would generate little additional traffic and have minimal to no sound impacts outside the building. They do not require or use significantly more infrastructure such as sewer and water than a rural residential family use with kids. The milling units typically require three phase power so that may limit certain locations. A larger machine shop generating more traffic can still be compatible with surrounding uses but again much depends on the location which is considered in the CUP process in the AG and RR zones. These site specific decisions can be made as part of the consideration of an individual CUP which may be denied or approved with necessary conditions to ensure compatibility.

I would respectfully request that you approve this simple zoning ordinance text amendment. I am happy to answer any questions as we go through the process.

Sincerely,

BORTON-LAKEY LAW AND POLICY



Todd M. Lakey

Amend Canyon County Code: 07-10-27 to add a definition of “Machine Shop” as follows:

Machine Shop: a workshop or business where a machining or controlled material removal process is used to fabricate or repair mechanical items.

Amend Canyon County Code 07-10-27 to add Machine Shop to the Zoning and Land Use Matrix as follows:

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Machine Shop	C	C	-	-	C	A	A	A	A

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:

N/A - Text Amendment

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? _____

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)

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: _____

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: _____

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: 73561

Date: 3/25/2022

Date Created: 3/25/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jaseph S. Sullivan

Comments: OR2022-0003 Text Amendment

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment Text Amendment	OR2022-0003	\$2,500.00	\$0.00	\$0.00

Sub Total: \$2,500.00

Sales Tax: \$0.00

Total Charges: \$2,500.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3269	\$2,500.00

Total Payments: \$2,500.00

ADJUSTMENTS

Receipt Balance: \$0.00