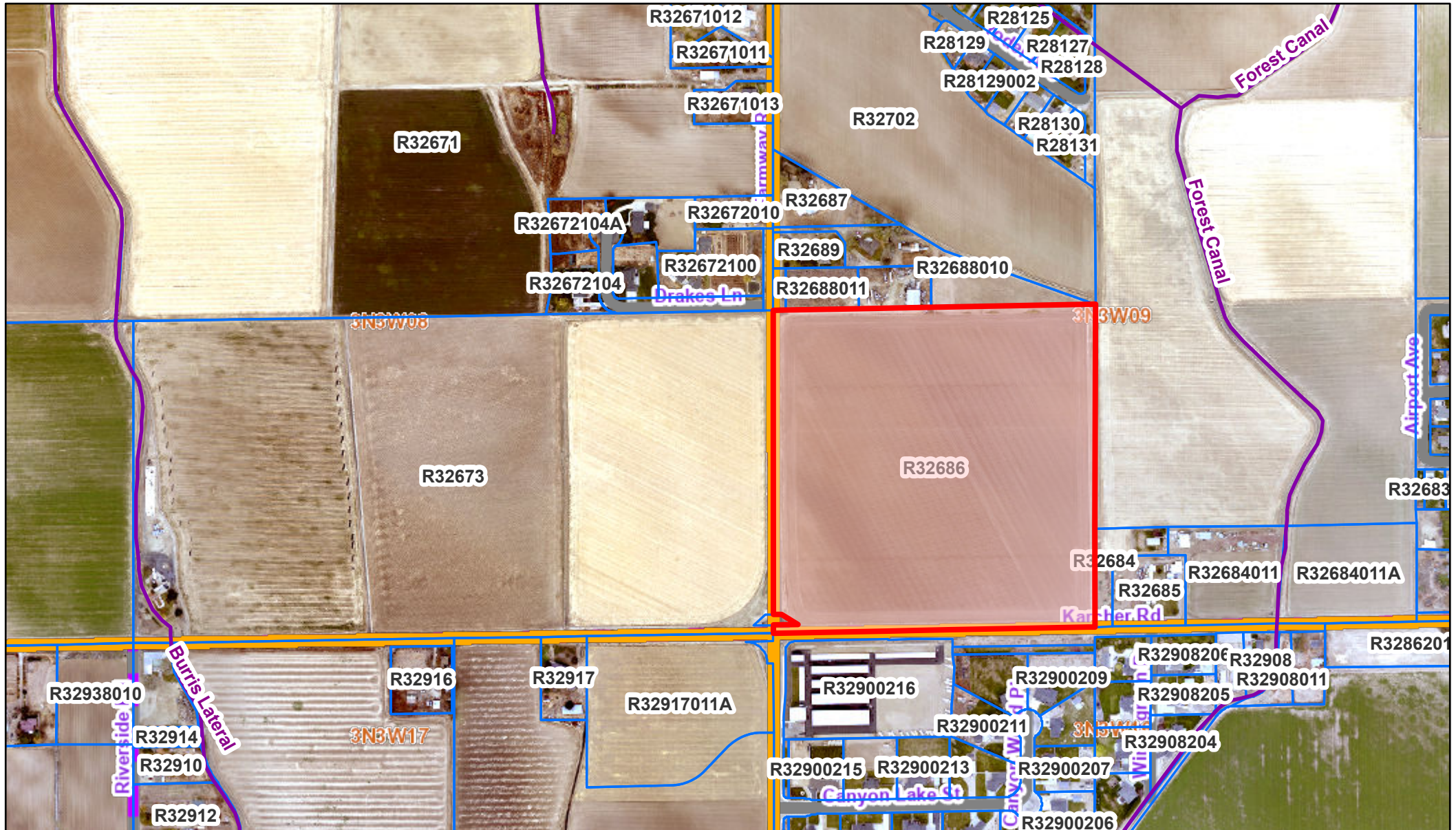
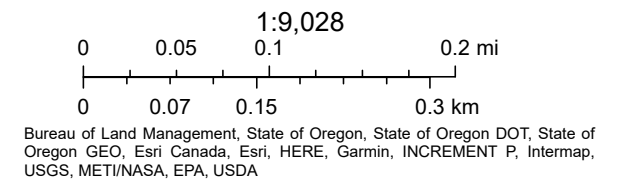


Canyon County, ID Web Map



4/13/2023, 12:00:49 PM

- | | | | |
|--------------------------------------|-------------------|-----------------------------|---------------------------|
| Multiple Parcel Search _Query result | City Limits | Roads | Other Principal Arterials |
| Hydro_NHDFlowline | Sections | ITDFunctionalClassification | Red: Band_1 |
| County Boundary | CanyonCountyRoads | Major Collector | Green: Band_2 |
| Current Impact Area | Hwy | Minor Arterial | |



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: Gregory & Ann Obendorf	
	MAILING ADDRESS: 23299 Fargo Road, Parma ID. 83660	
	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: <u>[Signature]</u> Date: <u>4/4/22</u>		
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Curtis Crystal	
	COMPANY NAME: BRS Architects	
	MAILING ADDRESS: 1010 S. Allante Place, Ste. 100 Boise ID. 83709	
	PHONE: 208-336-8370	EMAIL: curtis@brsarchitects.com
SITE INFO	STREET ADDRESS:	
	PARCEL #: R32686	LOT SIZE/AREA: 36.8 ACRES
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: SOUTHWEST SECTION: 9 TOWNSHIP: 3 RANGE: 3	
	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 checked="" 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>R22022-0007</u> DATE RECEIVED: <u>4/7/22</u>		
RECEIVED BY: <u>JP</u> APPLICATION FEE: <u>850</u> CK MO <input checked="" type="radio"/> CASH		

388-

Revised 1/3/21

SCANNED



Obendorf Commercial Rezone
Letter of Intent

Proposed Use/ Project Description:

The existing property is currently zoned Agricultural as are the properties to the north, east and west. Immediately south is a mini storage facility and a residential subdivision. Canyon County's 2020 Comprehensive Plan, future land use map identifies this site for commercial development, lands to the north, south and east designated as future residential development. The lands west of Farmway Road are intended to remain agricultural at the present time. City of Caldwell's current area of impact boundary being Farmway Road then south approximately a quarter mile and parallel to Karcher Road.

The proposed commercial rezone of 12.6 acres of frontage land on the northside of Karcher Road which extends east a quarter mile from the intersection with Farmway Road. There will be two access points to the development: one from Farmway Road approximately 660 feet north of the Karcher intersection and the second on Karcher Road, 677 feet east of the Farmway intersection. Preliminary feedback from ITD and Canyon County Highway District support these site access locations.

First phase is a fueling station with convenience store on 3 acres at the northeast corner of the Farmway and Karcher roads. There will be two fueling canopies; one with 12 passenger vehicle fueling stations and a second with 4 decseil pumps. The site does not have access to public utilities at this time and will provide its own water well. The convenience store septic system will be an onsite septic tank with drain field. Each individual site will retain storm water drainage in either open swales or underground drain fields.

The convenience store has 6,000 square feet of ground floor sales and general operational space and approximately 1,000 s.f. second floor caretakers' residence. The convenience store will be protected by a fire sprinkler system that includes a water holding tank on site with pressurized lines as determined by the Caldwell Fire Marshall.

The site will have a twenty-foot landscape buffer between the adjacent roadways and internal paved driveways. Site amenities include an outdoor dining area, a pet rest area for travelers, EV charging stations and paved parking for passenger vehicles to semitrucks with trailers. Construction of phase one anticipated to start late fall 2022 and completed in 2023.

A 3,000 square foot farmers' market would be the second phase and be a new home for the existing Lakeview Fruit Market currently at the intersection of Riverside and Karcher Roads. The building would have refrigerated storage, public restrooms, and a produce sales floor. The site will have paved parking

SCANNED

areas, and open space for outdoor seasonal fruit and vegetable sales from local farmers.

Phase three is a 7,000 s.f. carwash adjacent to the fuel station, it is considered an accessory use in a C-2 Commercial zone. It will be a fully automated conveyor car wash tunnel with several detailing stations. The site will have three pay stations and ample stacking area for peak hours. This phase will occur after Caldwell utilities have been extended to the property, anticipated timeline is five plus years.

The remaining 5.6 acres of commercial frontage will also begin development after utility infrastructure has reached the area in next 5 to 10 years. During this time, residential growth along with other key public services will be able to economically sustain additional local businesses in the community.

Proposed Request and why it's being requested:

Our rezone application proposes to rezone 12.6 acres of frontage land on the northside of Karcher Road to C-2 Commercial Service. The frontage extends east a quarter mile from the intersection with Farmway Road.

The new Karcher Road frontage development is intended establish a commercial presence to serve as an economic foundation for future businesses that supports residential growth as the City of Caldwell expands into this area.

The first business will be a fueling station with convenience store on 3 acres at the northeast corner of Farmway and Karcher roads. It will be the anchor business for the remaining commercial development. Second phase is a seasonal farmers market that connects the existing agricultural lands to this development by selling fresh grown produce to residents in the area. At some point in the future after Caldwell public utilities are available, a carwash will be added as an accessory use to the fuel station.

The remaining commercial frontage will begin development after utility infrastructure is established approximately 5 to 10 years in the future. During this time, residential growth will create the need for additional local business opportunities on the site.

Expected Traffic counts and patterns:

The following information is part of a Traffic Impact Study for the gas station with convenience store and farmer's market.

The study focuses on traffic operations for the primary intersection associated with the proposed access points. These are the roadways anticipated to support the majority of approaching and departing project trips. The Idaho Statewide Functional Classification Map maintained by the ITD catalogs the classifications of these roadways.

Under 2021 existing conditions, SH 55 at Farmway Road operates well within acceptable level of service standards, when examining both the intersection overall and each lane group on the intersection approaches. The intersection operates at LOS B during both peak hours, and the worst lane group (NBLTR) operates at LOS C during the PM peak hour only. This analysis indicates that there is ample capacity at the intersection to accommodate additional traffic volume.

The fueling stations development is proposed to provide a gas station with 16 vehicle fueling positions and an ancillary 6,000 square-foot convenience store, in addition to a 3,000 square-foot farmer's market. Site access is proposed via two driveways: one full-access driveway with Farmway Road, located

to the north of SH 55, and one right-in, right-out driveway with SH 55, located to the east of Farmway Road. The proposed right-in, right-out access along SH 55 aligns with ITD's long-term plan for the corridor. Ultimate build-out of the site is anticipated to be completed in 2023.

When accounting the effect of pass-by trips, the proposed development is forecast to generate approximately 1,770 weekday trips, with 98 trips generated during the AM peak hour and 131 trips generated during the PM peak hour according to the ITE Trip Generation Manual. The majority of trips were forecast to/from SH 55 (Karcher Road), with 35- and 40-percent of trips anticipated to/from the east and west, respectively, along SH 55. 20-percent of project trips are forecast to/from the north via Farmway Road, with the remaining 5-percent expected to/from the south via Farmway Road.

Summary Results:

Intersection and street capacity analyses were performed based on review of year 2021 existing and 2023 forecasted, with and without consideration of the fueling stations site, traffic conditions for the AM and PM peak hours. This study concludes that the intersection of SH 55 at Farmway Road is expected to operate well within acceptable ITD and ACCHD level of service standards through the year 2023, with and without traffic from the development. The site access points are also anticipated to operate well within acceptable standards, even without consideration of turn lane warrants.

Traffic volumes under 2023 Future with Project conditions were compared against the turn-lane warrants established in NCHRP Report 457. Right-turn lanes are warranted at both site access points. Left-turn lane warrants were not met at Driveway A, and a left-turn lane is not permitted at Driveway B as it is proposed to provide right-in, right-out access only. Additionally, two approach lanes on the site access points are not warranted.

Recommendations and Conclusion:

This study concludes that the development of the fueling station is not likely to result in a significant degradation of traffic operations at the study intersection through the year 2023. A northbound right-turn lane is warranted along Farmway Road at Driveway A and a westbound right-turn lane is warranted along SH 55 at Driveway B based on 2023 future with project traffic volumes and a posted speed limit of 55 mph on these roadways. These right-turn lanes should be constructed in accordance with the guidelines contained in the Idaho Transportation Department Supplement to the MUTCD. The proposed location of Driveway A should be shifted further to the west as to not encroach upon the existing quarter mile driveway along SH 55, while maintaining adequate spacing between the access point and the SH 55 at Farmway Road intersection.

For detailed traffic impact information refer to the traffic study included in this rezone application submittal.

Phasing of Development:

Phase One: Fueling station and convenience store with a caretaker's residence on 3 acres.

Phase Two: Seasonal farmer's market on 1 acre.

Phase Three: Accessory Use carwash on 1.5 acres. To be developed after city utilities have been extended to the area, estimated timeline 5 to 10 years.

Phase Four: Remaining 5.6 acres of commercial C-2 frontage developed after city utilities are available and as demand new businesses in the community grow over time.

How proposed use may affect neighboring uses:

Once the property is fully developed these small businesses in rural areas thrive when residents shop locally. Consumers shopping at local small businesses are essentially giving money back to their community. A thriving local business will generate high levels of revenue, which means that the business will pay higher taxes, including local property taxes. This revenue is then used to fund local infrastructure projects like parks, bike/walking paths, schools, libraries, police, and fire departments.

The phase one fueling station with a convenience store will start the economic growth by offering goods and services close to residence homes and reducing long trips to a 'big-box store'. Studies show more people visit a convenience store each day than any other brick and mortar retail location. Meaning on average half the population is buying something at a convenience store every day. These customers frequent their favorite location to refuel and refresh with a snack, beverage, and fresh-prepared meal. Studies show in rural areas eight in ten residents frequent these locations for buying grocery items, fuel or their products or services. These stores are often a community gathering spot, proving essential services for the nearby residents.

The average convenience store collects about \$1.3 million in taxes for local, state and federal governments. This includes property taxes, payroll taxes, sales taxes and taxes that are assessed on a variety of products sold at stores. The average taxes collected is about \$17 per square foot per year. Convenience stores create economic stability and growth providing sales, services, and local jobs.

This new commercial development made up of small businesses will contribute to local economics by bringing growth to the community. Initial benefits are goods and services found close to home. Fewer long trips reduce fuel costs, decreased travel time, less vehicle wear and tear, accumulatively allows residents additional time and money for other activities. In the longer term, rural small businesses provide local employment opportunities, generating wages that in turn are spent in these same businesses and attributing to the community's economic growth.

Description of future site features:

The development will have a landscaping buffer between roadways and interior paved areas as determined by county and highway districts. Internal landscaping areas will also comply with county standards while enhancing the site esthetic by hiding or masking utilitarian elements from view.

A variety of landscaping techniques will be used to reduce landscape water consumption like drought tolerant plants in conjunction with hardscape decorative pavers and rock features.

The vehicle circulation and parking areas will be asphalt paved in such a way as to retain storm water on site using surface drainage swales and underground drain fields. All catch basins will have filtering devices to prevent petroleum contaminants from entering the soil.

The first phase fueling station with convenience store will start construction late fall 2022 and does not have access to public sewer or water utilities. For water service a water well will be drilled and sewer waste from the convenience store will go into a septic holding tank and underground drain field as approved by Southwest District Health.

The building will be protected by a fire sprinkler suppression system and water holding tank with pressurized lines as required by the Caldwell Fire Marshall.

Site amenities include an outdoor seating area for dining and relaxation, a fenced 'pet rest area' for travelers with dogs and charging stations for electric vehicles.

Describe business operations, no. of employees, hours, deliveries, shipping, Store operations:

Business operation hours will be 6am to 10pm Monday through Thursday, 6am to 11pm Friday, Saturday and 7am to 9pm Sundays there are two work shifts with 4 individuals working per shift. General product deliveries occur in the mornings twice a week. Beverages are delivered in the morning once a week and fuel deliveries are twice a week in the late evenings. After deliveries are received products are unpacked, stored and sales area restocked. Employees always being vigilant of health and safety regulations particularly when handling food products. Setting up displays and straightening up shelves so the store is clean and organized for customers. Providing good customer service to create a solid relationship with the community and becoming a solid fixture of the neighborhood.

The store will stock a range of everyday items such as: coffee, groceries, snack foods, confectionery, soft drinks, ice creams, alcohol & tobacco products, lottery tickets, over-the-counter drugs, toiletries, household products, newspapers, and magazines.

Food preparation for made-to-order include morning menu eggs, sausage, hashbrowns, breakfast burritos & sandwiches. Lunch/diner menu: fried chicken strips, deli sandwiches, hamburgers, fries, salads, and soups.

Describe how proposed use is consistent with the specific zoning or comprehensive plan policies.

The existing property is zoned Agricultural as are most of the surrounding lands with some residential subdivisions to the east and south. West along the southside Karcher Road for approximately a half mile is frontage property zoned commercial (CR-C2).

Canyon County's 2020 Comprehensive Plan, future land use map identifies this property and adjoining lands within a quarter mile north and east as future commercial that would support residential development as the City of Caldwell expands into this area.

Our application proposes to rezone approximately 12.6 acres of frontage property along Karcher Road to C-2 Commercial Service for developing new businesses to serve a growing residential community. The initial businesses proposed are a fueling station with a convenience store, accessory use carwash and seasonal farmers market that are all allowed uses in a C-2 zone. The remainder of the commercial frontage would be developed into similar service-related businesses as demand is driven by residential growth over time.

Changing this property zoning designation to commercial is consistent with the county's future development goals for the following reasons:

- The county's comprehensive plan identifies this property for future commercial development.
- Commercial development in rural areas, is encouraged when located along major roadways or transportation infrastructure.
- The county's comprehensive plan supports locating commercial areas near residential customers.
- Design and development of commercial areas that allow opportunities to provide transit between commercial businesses and nearby residential developments.

- Commercial zones increase business and economic development within Canyon County.
- The county's commercial designation for this property is intended for commercial uses with goods and services to businesses, travelers, and residents of the county.
- The county encourages commercial development in a planned and constructive manner to enhance the existing lifestyle and environmental beauty of Canyon County.

In summary, the new commercial development located on the western fringe of Caldwell's area of impact and at the intersection of two major roadways, offers a highly visible site for new businesses coming into the community. The phase one fueling station with convenience store will establish a commercial presence to serve as an economic foundation for future business growth that in turn supports residential expansion.

As a privately owned and operated business, they have a vested interest in the growth of the community by not only providing goods and services to residents and travelers, but also offering employment opportunities to residents, supporting local charities, and contributing to school fundraising events. These future small businesses in the development will be able to create partnerships with public and private community-based organizations creating lasting relationships contributing to the community's economic well-being.

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: 15622 KARCHER ROAD	Parcel Number: R32686	
City: CALDWELL	State: ID	ZIP Code: 83605
Notices Mailed Date: MARCH 15 th 2022	Number of Acres: 12.6	Current Zoning: A
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CURTIS CRISTAL		
Company Name: BRS ARCHITECTS		
Current address: 1010 S. ALLANTE PLACE, STE. 100		
City: BOISE	State: IDAHO	ZIP Code: 83709
Phone: 208.336.8310	Cell:	Fax:
Email: curtis.brsarchitects.com		

MEETING INFORMATION

DATE OF MEETING: 3-29-22	MEETING LOCATION: NORTH EAST CORNER OF FARMWAY AND KARCHER ROADS	
MEETING START TIME: 5:50 pm	MEETING END TIME: 7:05 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Steve & Mary Clark	<i>Steve Clark</i>	15934 Canyon Wood Pl.
2. Jim Thompson	<i>Jim Thompson</i>	12625 Desert Lodge Dr. Nampa
3. Pam LaBelka	<i>Pam LaBelka</i>	15633 Karcher Rd Caldwell
4. <i>Chayne Weston</i>	Chayne Weston	16316 Orchard Lane Caldwell
5.		
6.		
7.		
8.		
9.		

SCANNED

Revised 11/25/2

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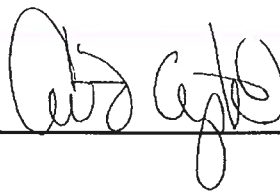
NEIGHBORHOOD MEETING CERTIFICATION:

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):

CURTIS CRYSTAL

APPLICANT/REPRESENTATIVE (Signature):



DATE: 3 / 29 / 22

SCANNED

March 15, 2022

Dear Neighbor,

We are in the process of submitting an application for a Zoning Ordinance Map Amendment 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 Zoning Ordinance Map Amendment is applied.

The Neighborhood Meeting details are as follows:

Date: Tuesday, March 29, 2022

Time: 6:00pm to 7:00pm

Location: 15622 Karcher Road Caldwell ID. 83605, northeast corner of Karcher and Farmway Roads, Canyon County, Idaho

Property description: Agricultural farmland

The project is summarized below:

Site Location: Canyon County parcel: R32686, mailing address: 15622 Karcher Road, Caldwell, ID 83605.

Proposed access: Two proposed access points: Karcher Road access approximately 677' east of the Farmway Road intersection. Farmway access approximately 660' north of the Karcher Road intersection.

Total acreage: 12.6 acres of frontage property to Karcher Road beginning at the intersection of Karcher and Farmway Roads then east approximately a quarter mile.

Proposed lots: Rezoning 12.6 acres of Agricultural land to C-2 Commercial Service for the purpose of developing a fueling station with a convenience store on a 3 acre portion and future commercial development along the frontage on Karcher Road.

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 208-336-8370 or curtis@brsarchitects.com.

Sincerely,
Curtis Crystal
BRS Architects

SCANNED



Neighborhood Meeting for the proposed Obendorf Commercial Rezone

Date: Tuesday, March 29, 2022

Time: 6:00pm – 7:00pm

Location: Meeting will be held on the subject property at the northeast corner of Karcher and Farmway Roads, Canyon County, Idaho.

ROBERTSON RANDALL J
17534 STIEHL CREEK DR
NAMPA, ID 83687

WESTERN FARMS INC
16909 MARSING RD
CALDWELL ID 83607

SILCO INC
985 CORPORATE LN
NAMPA ID 83651

HOAG JARED M
16327 FARMWAY RD
CALDWELL ID 83607

KAWAGUCHI BRENT
16189 DRAKES LN
CALDWELL, ID 83607

SCHELLER LYNN MARIE
16200 DRAKES LN
CALDWELL, ID 83607

CLARK MARY V
15934 CANYON WOOD PL
CALDWELL, ID 83607

RODRIGUES LARRY J
15838 CANYON LAKE ST
CALDWELL, ID 83607

JAHELKA PAMELA R
15633 KARCHER RD
CALDWELL, ID 83607

JOB KARMA D
15914 WINTERGREEN DR
CALDWELL, ID 83607

ANDERSON JASON W
15892 CANYON WOOD PL
CALDWELL, ID 83607

HIBBENS RAY
15913 CANYON WOOD PL
CALDWELL, ID 83607

BAYNE STEVEN
15964 CANYON LAKE ST
CALDWELL, ID 83607

RRLS LLC
PO BOX 5119
KETCHUM, ID 83340

ALPHA MORTGAGE FUND II TRUSTEE
7971 W MARIGOLD
BOISE, ID 83714

CONELY CANDICE
15929 CANYON WOOD PL
CALDWELL, ID 83607

DOWEN LARRY J
15622 KARCHER RD
CALDWELL, ID 83607

MC KEE VICTORIA B
16308 FARMWAY RD
CALDWELL, ID 83607

DUNDAS MIKE
16100 FARMWAY RD
CALDWELL, ID 83607

GODINA GUSTAVO T
16312 FARMWAY RD
CALDWELL, ID 83607

MC LANE EDWARD J
15920 CANYON WOOD PL
CALDWELL, ID 83607

GUNTER REBEKAH
15880 CANYON LAKE ST
CALDWELL, ID 83607

TOVAR RODOLFO
15922 CANYON LAKE ST
CALDWELL, ID 83607

ANDERSON TERRY
15955 WINTERGREEN DR
CALDWELL, ID 83607

LANE TOBY J
15939 WINTERGREEN DR
CALDWELL, ID 83607

KNEER ERIK
15895 WINTERGREEN DR
CALDWELL, ID 83607

WISEMAN ALLEN
15946 WINTERGREEN DR
CALDWELL, ID 83607

FOWLER PHILLIP
15962 WINTERGREEN DR
CALDWELL, ID 83607

KARCHER FARM LLC
5001 FIFESHIRE PLACE
BOISE, ID 83713

SCANNED

VALLEY WIDE COOPERATIVE INC
2114 N 20TH ST
NAMPA, ID 83687

SVW LLC
2009 S ROOSEVELT
BOISE, ID 83705

CORESON DAVID E AND JUDY L
REVOCABLE FAMILY TRUST
73837 DAVIS CREEK RD
ENTERPRISE, OR 97828

OBENDORF GREGORY R
23299 FARGO RD
PARMA, ID 83660

DOWEN LARRY J
15622 KARCHER RD
CALDWELL, ID 83607

DANOS FAMILY REVOCABLE TRUST
618 TWIN VIEW RD
JEROME, ID 83338

COOK ALBERT J
15656 KARCHER RD
CALDWELL, ID 83607

DUNDAS MIKE
12634 BROWNSTONE ST
NAMPA, ID 83651

CARPENTER BRYAN KEITH
16338 FARMWAY RD
CALDWELL, ID 83607

DOBSON RAYMOND L
15705 YODER AVE
CALDWELL, ID 83607

SCANNED

2021-065151	
RECORDED	
09/17/2021 02:31 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 PBRIDGES	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

WARRANTY DEED

For value received, Low Down, L.L.C., an Idaho limited liability company ("Grantor") hereby grant, bargain, sell and convey to Gregory R. Obendorf and Ann Obendorf, husband and wife (collectively "Grantee") whose current address is 23299 Fargo Road, Parma, Idaho 83660, the following real property located in Canyon County, Idaho (the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance includes any and all water rights located on or appurtenant to the Property, including but not limited to all rights to use ground or surface water whether evidenced by any permit, license, transfer, order, exchange, claim, decree or otherwise, or pursuant to any lease or other agreement; and including all wells and other improvements, well rights, and any and all oil, gas and mineral rights.

This conveyance further includes any and all appurtenances, easements, rights of way, reversions, and all building rights, permits, approvals or other authority authorizing construction on the Property.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record as of the date hereof, and that Grantor will warrant and defend the same from all lawful claims.

Executed this 17th day of September, 2021.

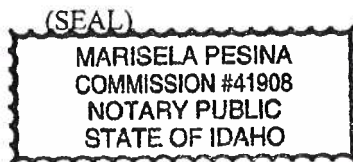
Low Down, L.L.C

By:


Larry J. Downen, Manager

State of Idaho
County of Canyon

This record was acknowledged before me on September 17, 2021, by Larry J. Downen as Manager of Low Down, L.L.C.





Signature of notary public
My commission expires: 04/02/2022

EXHIBIT A

The Southwest quarter of the Southwest quarter of Section 9, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM the following described land:

A parcel of land being on the Northerly side of SH-55, and a portion of the SW1/4 of the SW1/4 of Section 9, Township 3 North, Range 3 West, Boise Meridian, described as follows, to wit:

Commence at a PK nail marking the section corner common to Sections 8, 9, 16, 17, Township 3 North, Range 3 West, Boise Meridian;
thence N 0°37'54" E along the line between said Sections 8 and 9, a distance of 33.00 feet to the Northerly right-of-way of said SH-55, and the POINT OF BEGINNING;
thence N 89°33'57" E along the said Northerly right-of-way, a distance of 101.30 feet to a 5/8" rebar with an orange plastic cap, marked "Idaho Transportation Department", said point being 33.00 feet left of Station 424+69.31;
thence N 58°09'08" W along the Northeasterly boundary of said parcel, a distance of 79.84 feet to a 5/8" rebar with orange plastic cap, marked "Idaho Transportation Department", and a point of intersection with the Easterly right-of-way of "Farmway Road";
thence N 89°22'06" W a distance of 33.00 feet to a point of intersection with the said line between sections 8 and 9, and the centerline of said "Farmway Road";
thence S 0°37'54" W along the said section line, a distance of 43.26 feet, to the POINT OF BEGINNING.

As set forth in Warranty Deed recorded January 5, 2005 as Instrument No. 200500720.

ZONING AMENDMENT CHECKLIST

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



Select Application Type:

- ☒ Zoning **Map** Amendment (change the zoning district)
 - ☒ Rezone (change zoning district)
 - ☐ Conditional Rezone (to add conditions to rezone)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance text)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- | |
|--|
| <input checked="" type="checkbox"/> Master Application completed and signed |
| <input checked="" type="checkbox"/> Detailed letter fully describing the request and reasoning including compatibility with neighboring uses and density, address any applicable Comprehensive Plan Policies that support the change, and access points. If a conditional rezone include desired number of lots and homes, and designate which area will remain agriculture. |
| <input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter |
| <input checked="" type="checkbox"/> Land Use Worksheet, map amendment only |
| <input checked="" type="checkbox"/> Site or Concept Plan showing proposed lots or development, map amendment only |
| <input type="checkbox"/> Draft of proposed ordinance change for text amendment (if applicable) |
| <input checked="" type="checkbox"/> Deed or evidence of property interest to subject property, map amendment only |
| <input checked="" type="checkbox"/> \$850 non-refundable fee for Rezone or \$1235 for a Conditional Rezone includes Development Agreement fee |

NOTE:

1. A Conditional Rezone requires a development agreement between the applicant and county to outline development restrictions, such as a limited number of homes and parcels.
2. Additional studies and information may be required to fully understand the impact to traffic, the environment, economics and surrounding properties.

PROCESS: PUBLIC HEARING

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: _____

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: 73785

Date: 4/7/2022

Date Created: 4/7/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Bud Bowman

Comments: RZ2022-0007 location R32686 TBD Karcher Rd Caldwell

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 (Rezone)	RZ2022-0007	\$850.00	\$0.00	\$0.00

Sub Total: \$850.00

Sales Tax: \$0.00

Total Charges: \$850.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	112284247	\$850.00

Total Payments: \$850.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: kgeorge

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SCANNED