

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>Douglas McAdams</u>
	MAILING ADDRESS: <u>981 W. Omphale St. Kuna ID 83634</u>
	PHONE: <u>208 615-7564</u> EMAIL: <u>amc Adams 3232@gmail.com</u>

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: [Signature] Date: 4/24/2023

(AGENT)	CONTACT NAME:
ARCHITECT ENGINEER BUILDER	COMPANY NAME:
	MAILING ADDRESS:
	PHONE:
	EMAIL:

SITE INFO	STREET ADDRESS: <u>9871 Scism Rd Nampa, ID 83686</u>	
	PARCEL #: <u>R29672011</u>	LOT SIZE/AREA: <u>2.795</u>
	LOT:	BLOCK:
	QUARTER: <u>SW</u>	SECTION: <u>21</u> TOWNSHIP: <u>2N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: <u>AG</u>	FLOODZONE (YES/NO): <u>NO NO</u>

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <u>AG</u>	<input type="checkbox"/> COMP PLAN AMENDMENT	<input 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 checked="" 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>W2023-0009</u>	DATE RECEIVED: <u>5/24/23</u>
RECEIVED BY: <u>Maddyn Under Veer</u>	APPLICATION FEE: \$950 <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

RECEIVED
MAY 08 2023
RECEIVED

Revised 1/3/21

- Agency Acknowledgement received 5/23/23

April 24, 2023

Canyon County Development Services Department

111 N 11th Ave

Caldwell, ID 83605

To whom it may concern,

I am writing to state my intentions of starting a small business at the proposed location of 9871 Scism Rd Nampa, ID 83686. The proposed business will be a small custom butcher shop for local farmers, ranchers, and families to have their beef processed at. I will outline below some details of the proposed construction, site development, and any impacts of the surrounding area.

The proposed facility will be constructed of recycled shipping containers fully pre-fabricated with new paint, insulated walls, stainless steel interior, hot and cold water, restroom, break room, and a furnished front office space with point of sale counter/register. The design layout consists of eight containers forty feet in length, stacked and constructed to form a small building with a footprint of 308 square feet and a maximum height of seventeen feet. Everything will be manufactured according to USDA standards and guidelines per the manufacturer. A concrete foundation will support the building giving crawl space access to any pipes and drains. Upon arrival, a crane will place the containers and the technicians from the manufacturer will finish assembling the building. Water will be provided via onsite domestic well. Wastewater will be disposed of via a private septic tank and drain field. The proposed building will be attached to the existing barn structure located in the Southwest corner of the property. Idaho Power will be extending 240-volt three phase power down Scism Rd to the proposed location. The business will employ 3 daily workers including myself. We will slaughter four head per day, store them in the coolers for fourteen days before being processed, packaged and frozen until the customer picks up their product.

I intend to fully fence the proposed property to ensure containment of any livestock. Exterior fence will be wood post/ metal t post and wire. Interior fence following the driveway, as well as the neighboring property to the West is to be determined with agreement from the neighbors of the materials, height and design. I intend to plant pasture grass and irrigate the property with a pressurized ditch pump and sprinklers.

The current zoning of the property is agricultural, and I believe that with the proposed addition of a small business based on agriculture, there is no need for a change in zoning to accommodate this.

Daily operations will consist of employees starting work at 8am. Production will begin with processing beef carcasses from the cooler in the processing room. When those beef are finished around noon, we will begin the slaughter process of the live cattle. Noise from the process will be limited to 4 individual shots from a captive bolt stun device over a period of 2 hours. All

other noise will be contained inside the building. No live ammunition/firearms will be used in normal daily operations. All inedible by products will be dumped into a trailer and disposed of at the county landfill daily to reduce any smell. Wastewater will be contained in an underground septic tank and drain field. Daily operations should conclude at 5pm with the exception of customers picking up product.

This is a small business with very low vehicle and foot traffic. Traffic patterns will not be interrupted. There is no need for any additional law enforcement, fire, or emergency services. Should the need arise the Upper Deer Flat Fire Department is only one mile away. No public funding will be needed to support the addition of this business in its location. Irrigation is controlled by Boise Project Board of Control located in Kuna and the property receives its water from excess runoff from fields around the property into settling ponds on site.

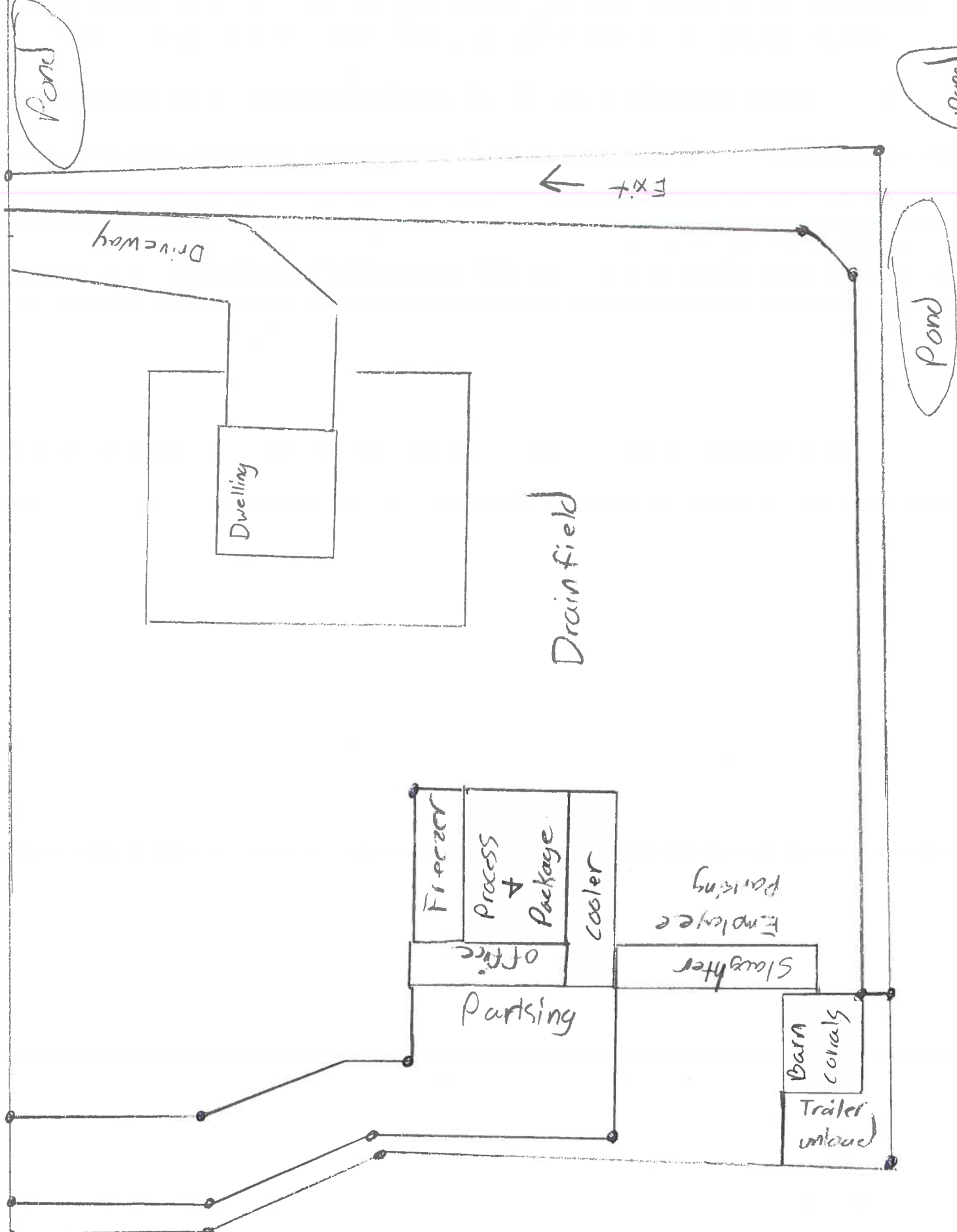
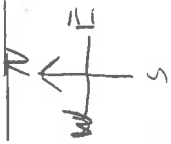
In conclusion I intend to operate a small custom butcher shop on family owned property in hopes that the local community has a place to have their beef processed that they trust and can build a relationship with. I do not intend it to have any negative impact on the surrounding environment. By planting a pasture, irrigating, fencing and adding in property maintenance, I will only be adding to the aesthetics of the property and making it a location in the community that will be looked on favorably.

Sincerely,

Aaron McAdams



Scism Rd.



Pond

Pond

Pond

Driveway

Dwelling

Drain field

Freezer
Process & Package
cooler

Office

Slaughter
Employee parking

Partsing

Barn corrals

Trailer unloading

Exit

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 well on property already

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: Pole/Post + Wire for Cattle Height: 4ft

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)

Irrigation ditches + excess runoff ponds

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: Meat Processing

2. DAYS AND HOURS OF OPERATION:

- Monday 8 am to 5 pm
 Tuesday 8 am to 5 pm
 Wednesday 8 am to 5 pm
 Thursday 8 am to 5 pm
 Friday 8 am to 5 pm
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 3-5 No

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

Height: 4 ft Width: 6 ft. Height above ground: 12 ft
What type of sign: Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 5

Is there is a loading or unloading area? ~~No~~ Yes

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

NEIGHBORHOOD MEETING SIGN-UP

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



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: 9871 Scism Rd.	Parcel Number: R29672011
City: Nampa ID	State: ID ZIP Code:
Notices Mailed Date: 5/5/2023	Number of Acres: 2.79 Current Zoning: AG
Description of the Request: Conditional Use Permit	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Aaron M Adams
Company Name:
Current address: 981 W. Omphale st.
City: Kuna State: ID ZIP Code: 83634
Phone: 208 615-7564 Cell:
Email: amcadams3232@gmail.com Fax:

MEETING INFORMATION

DATE OF MEETING: 4/14/23	MEETING LOCATION: 9871 Scism Rd Nampa ID 83686
MEETING START TIME: 5:30pm	MEETING END TIME: 6:30pm

ATTENDEES: Aaron M Adams

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Linda F. Smith	<i>Linda F. Smith</i>	1106 S. Camas St. Nampa 83686
2. JIM SMITH	<i>James E Smith</i>	" " "
3. Aaron M Adams	<i>Aaron M Adams</i>	981 W. Omphale St. Kuna ID 83634
4. Jeff Clausen	<i>Jeff Clausen</i>	
5. Jim Boehlke	<i>Jim Boehlke</i>	
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Aaren Madams

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 4 / 24 / 23

**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: 4/14/2023

Time: 5:30 PM

Location: 9871 Scism Rd. Nampa ID 83686

Property description:

The project is summarized below:

Site Location: 9871 Scism Rd. Nampa, Id 83686

Proposed access: Street ~~Access~~ easment

Total acreage: 2.79

Proposed lots: 0

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,





C/O PHH Mortgage Services | PO Box 24738
West Palm Beach, FL 33416

PHH: 1-888-820-6474
Fax #: 1-856-917-8300

1-814-CJ090-000125-001-01-000-000-000-00207



DOUGLAS MCADAMS
DARLENE M MCADAMS
9871 SCISM RD
NAMPA ID 83686-5000

Account Number: 7091322557

Property Address:
9871 Scism Rd
Nampa ID 83686

April 27, 2023

Dear Customer(s):

The information on this loan is provided at your request and is released in strict confidence for your use only.

DATE OF LOAN : September 27, 2006
NEXT PAYMENT DUE: April 01, 2023
MATURITY DATE: October, 2036
ORIGINAL LOAN AMOUNT: \$243,090.00
SECOND ORIGINAL LOAN AMOUNT: \$2100.00
PRINCIPAL BALANCE: \$428,267.27
INTEREST RATE: 2.750000%
TOTAL PAYMENT : \$1,845.25

NUMBER OF PAYMENTS RECEIVED 15 OR MORE DAYS AFTER THE DUE DATE IN THE LAST 12 MONTHS: 2

We are here to help! To speak with the assigned Relationship Manager, KRISTELL JAMAICA URI who is the designated contact for inquiries and the submission of documents, you can schedule an appointment by visiting www.MortgageQuestions.com and select Schedule calls under the Loan Specialist option or call toll-free at 1-888-820-6474 Monday through Friday from 8:00 am to 9:00 pm ET. If immediate assistance is required, another dedicated member of our Home Retention Team or our Customer Care Center will be available to assist you. Depending on the status of the account, specific information may also be available online at www.MortgageQuestions.com.

Sincerely,
Loan Servicing

NOTICE OF CONFIDENTIALITY: This message is intended only for the use of the individual or the entity to which it is addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, distributing, or copying this communication. If you have received this communication in error, please notify us immediately by telephone.

www.MortgageQuestions.com

CS207

This communication is from a debt collector attempting to collect a debt; any information obtained will be used for that purpose. However, if the debt is in active bankruptcy or has been discharged through bankruptcy, this communication is provided purely for informational purposes only with regard to our secured lien on the above referenced property. It is not intended as an attempt to collect a debt from you personally. As may be required by state law, you are hereby notified that a negative credit report reflecting an account holder's credit record may be submitted to a credit reporting agency if credit obligation terms are not fulfilled.



AGENCY ACKNOWLEDGMENT

Date: 5/17/23
 Applicant: Aspen Meadows
 Parcel Number: R 29672011
 Site Address: 9871 Scism Rd. Nampa, ID 83686

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 05/17/2023 Signed: Anthony Lee
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for official review.

District: Upper Deer Flat Fire

Date: 5-23-2023 Signed: [Signature]
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for official review.

District: Nampa Hwy D-st. #1

Date: 5-17-23 Signed: [Signature]
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for official review.

District: Outside Irrigation District

Date: 5-12-2023 Signed: [Signature]
Boise-Kuna
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact:

Applicant submitted/met for official review.

City: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff

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

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

Receipt Number: 79245

Date: 5/24/2023

Date Created: 5/24/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Douglas McAdams
Comments: CU2023-0009

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 Use Permit	CU2023-0009	\$950.00	\$0.00	\$0.00
Sub Total:		\$950.00		
Sales Tax:		\$0.00		
Total Charges:		\$950.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	609511	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00