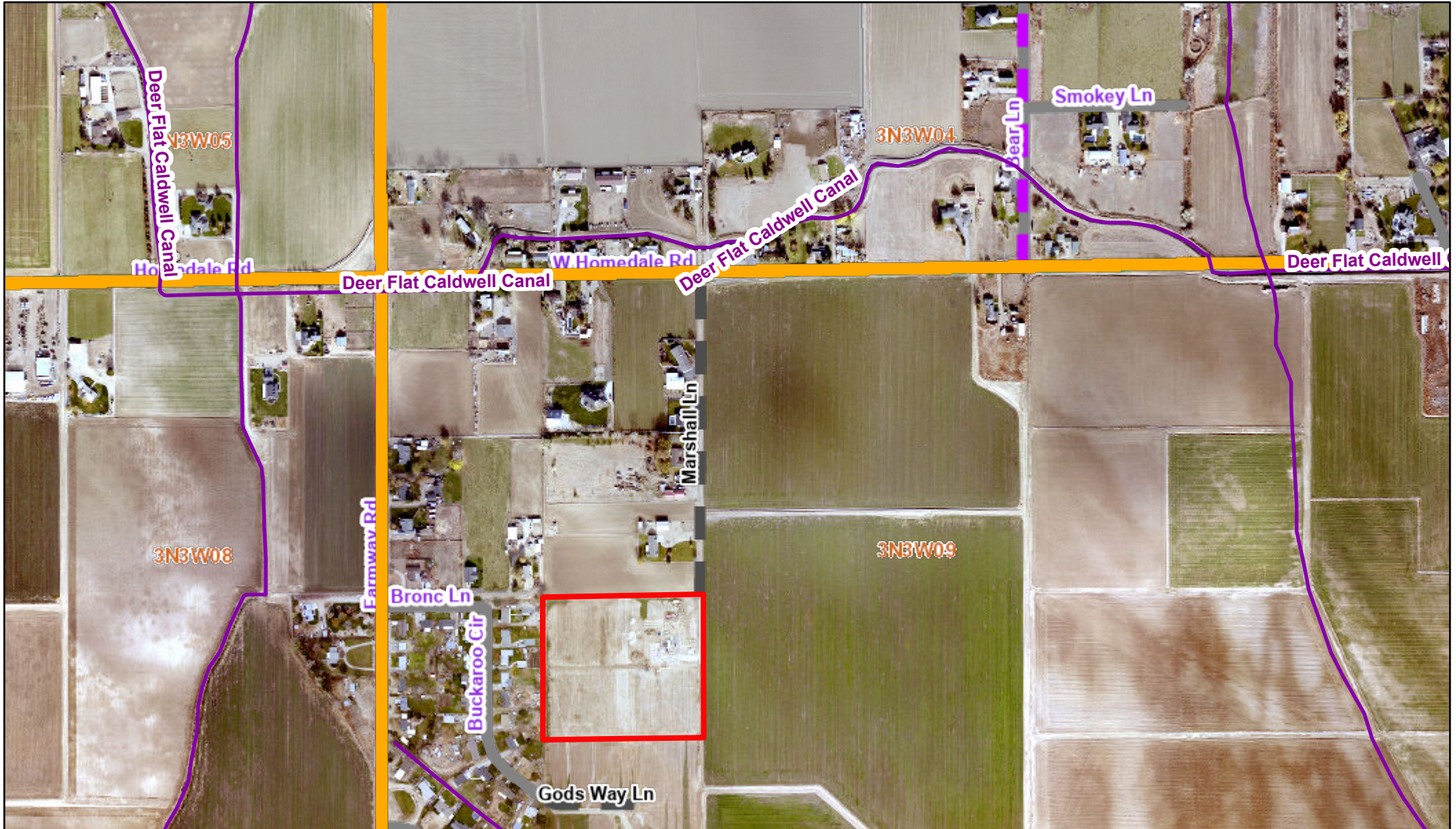















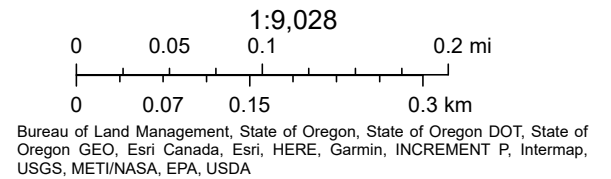


# Canyon County, ID Web Map



5/24/2023, 3:41:06 PM

- |  |   |   |  |
|--|---|---|--|
|  Parcel Number Search_Query result |  City Limits     |  CanyonCountyRoads           |  Minor Arterial             |
|  Hydro_NHDFlowline                 |  Sections        |  Roads                       |  Other Principal Arterials  |
|  County Boundary                   |  CC_PrivateRoads |  ITDFunctionalClassification |  Canyon County Imagery_2019 |
|  Current Impact Area               |  Major Collector |  Red: Band_1               |  |



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Jeremy Falls</u>
	MAILING ADDRESS: <u>16695 Marshall Ln. Caldwell, ID. 83607</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>

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: *Jeremy Falls* Date: 6/3/2022

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

<b>SITE INFO</b>	STREET ADDRESS: <u>16695 Marshall, Ln. Caldwell, ID. 83607</u>	
	PARCEL #: <u>R32763</u>	LOT SIZE/AREA: <u>8.98 acres</u>
	LOT: _____	BLOCK: _____
	SUBDIVISION: _____	
	QUARTER: <u>SW</u>	SECTION: <u>9</u>
TOWNSHIP: <u>3N</u>		RANGE: <u>3W</u>
ZONING DISTRICT: <u>Caldwell</u>		FLOODZONE (YES/NO): <u>NO</u>

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

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input checked="" 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>CR 2022-0070</u>	DATE RECEIVED: <u>6/15/2022</u>
----------------------------------	---------------------------------

RECEIVED BY: <u>SH</u>	APPLICATION FEE: <u>\$1,235.00</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH <u>(w/SD 2022-0030)</u>
------------------------	--

# Letter of Intent for Rezone

Parcel #R32703

This Letter of Intent to rezone is consistent with the Comprehensive Plan, and is more appropriate than the current zoning.

The request is compatible with the surrounding land use, which is mostly residential already. It will actually improve the character of the area, since this is the last parcel to be rezoned from the original parcel. (all other parcels have been rezoned to residential)

All services and facilities are existing, due to the current home on this parcel. If this rezone is approved and I can obtain the attached Short Plat, I will sell the 2 acre lot to my sister and the 4.47 acre lot to my niece and her husband. (making this a 3 Resident, Family Subdivision) At the time of developing the 2 proposed lots, adequate facilities and services will be added.

This rezone request does not require any more improvements to the public street. Before I got approved to construct my existing home, I was required to put in a pavement approach off of Homedale road on Marshall lane.

This request will not impact essential public services as would a large scale subdivision. Please see conditions of rezone for further explanation of care taken to ensure no services will be negatively impacted.

*Jenny Ellis*  
6/3/2022

# Conditions of Rezone

1. All resident lots will have 3 trees minimum.
2. All pastures and landscaping will be sprinkler irrigated.
3. All 3 residences will have landscaping and fencing complete, within 1 year of occupancy inspection.
4. All residences will be maintained in a manner that is attractive to the neighborhood.

*Jenny Gault*  
6/3/2022

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://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: 16695 Marshall Ln.	Parcel Number: 32703000
City: Caldwell	State: Idaho ZIP Code: 83607
Notices Mailed Date: 2/18/22	Number of Acres: 8.98 Current Zoning: Ag
Description of the Request: Rezone	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jeremy Eells
Company Name:
Current address: 16695 Marshall Ln.
City: Caldwell State: Idaho ZIP Code: 83607
Phone: [REDACTED] Cell: [REDACTED] Fax:
Email:

#### MEETING INFORMATION

DATE OF MEETING: Feb. 28 <sup>th</sup> 2022	MEETING LOCATION: 16695 Marshall Ln.
MEETING START TIME: 6pm	MEETING END TIME: 7:30pm

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Charlie Paltsios	<i>[Signature]</i>	16585 Buckaroo, Caldwell, ID
2. Esther Read	<i>[Signature]</i>	16718 Buckaroo, Caldwell, ID
3. Jerry Kachelmeyer	<i>[Signature]</i>	15832 Gods Way Lane, Caldwell, ID
4. ELDEN WINSLOW	<i>[Signature]</i>	16752 Farmway RD
5. Ruth Moore		16851 Marshall Lane
6. Betty Jo King	<i>[Signature]</i>	16993 Marshall Lane
7. Terry King	<i>[Signature]</i>	16993 Marshall Lane
8. JEANNETTE KROES	<i>[Signature]</i>	14895 Marshall Lane
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):

Jeremy Ellis

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 2/28/22

---

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

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (Rezone from Agriculture to Rural Residential) 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.

This meeting is for informational purposes and to receive feedback from you as we move through the 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 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 (Rezone) is applied.

The Neighborhood Meeting details are as follows

**Date: Feb. 28th. 2022**

**Time: 6:00 pm.**

**Location: 16695 Marshall Ln. Caldwell, ID. 83607**

This project is summarized below:

**Site Location: 16695 Marshall Ln. Caldwell, ID. 83607**

**Proposed access: Marshall Ln.**

**Total acreage: 8.94**

**Proposed lots: 3**

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 question prior to the meeting, please contact

Owner; Jeremy & Amber Eells at 208-880-1966 or [jeremy.eells85@gmail.com](mailto:jeremy.eells85@gmail.com)

Agent; Hannah Pruitt at 208-912-2790 or [hannahp81@gmail.com](mailto:hannahp81@gmail.com)

# LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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



## LAND USE WORKSHEET

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? 2 proposed (1 is existing)

**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 30 Ft. Inst. # AP.1219

**6. INTERNAL ROADS:**

Public  Private Road User's Maintenance Agreement Inst # 2021-043911

**7. FENCING**  Fencing will be provided (Please show location on site plan)

Type: Pasture Fencing Height: 4-6 feet

**8. STORMWATER:**  Retained on site  Swales  Ponds  Borrow Ditches

Other: Natural via yards, pastures & gravel driveway

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

irrigation canal



**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 3       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common \_\_\_\_\_       Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

Water supply source: irrigation & 3 wells

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks       Curbs       Gutters       Street Lights       None

N/A

**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: 8

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building     Kennel     Individual Housing     Other Fenced pastures

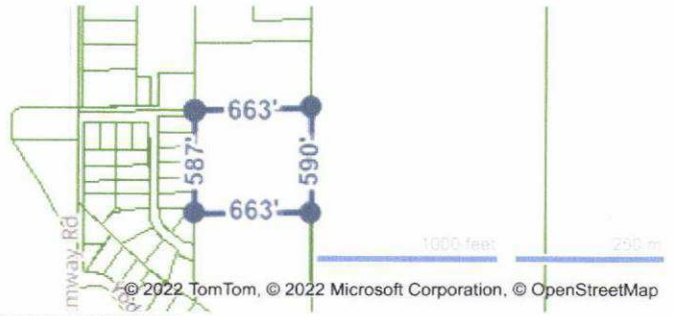
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building     Enclosure     Barrier/Berm     Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System     Animal Waste Only Septic System

Other: Natural - pasture



**LOCATION**

**Property Address** 16695 Marshall Ln  
Caldwell, ID 83607-9138

**Subdivision**

**County** Canyon County, ID

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 32703000 0

**Alternate Parcel ID**

**Account Number** R3270300000

**District/Ward** 059-00

**2010 Census Trct/Bik** 210.01/1

**Assessor Roll Year** 2021

**PROPERTY SUMMARY**

**Property Type** Residential

**Land Use** Single Family Residential

**Improvement Type** Single Family Residential

**Square Feet** 600

**CURRENT OWNER**

**Name** Eells Jeremy Eells Amber

**Mailing Address** 2405 S Happy Valley Rd  
Nampa, ID 83686-8637

**SCHOOL ZONE INFORMATION**

**West Canyon Elementary School** 4.0 mi  
Elementary: Pre K to 5 Distance

**Vallivue Middle School** 1.0 mi  
Middle: 6 to 8 Distance

**Vallivue High School** 1.5 mi  
High: 9 to 12 Distance

**SALES HISTORY THROUGH 05/26/2022**

Tax Data				MLS Data		
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Date	Amount
2/27/2020	Eells Jeremy & Eells Amber	Ramirez Santiago	Warranty Deed	2020-011050		
7/30/2018	Ramirez Santiago	King Terry L & King Betty Jo	Warranty Deed	2018-033597		
11/22/2013	King Terry L & King Betty Jo	King Terry L	Intrafamily Transfer & Dissolution	2013-053274		
	Eells Jeremy; Eells Amber Ramirez Santiago King Terry L; King Betty Jo			2020011050 2018033597 2013053274		

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2021	<b>Assessment Year</b>	2021
<b>Appraised Land</b>	\$251,160	<b>Assessed Land</b>	\$251,160
<b>Appraised Improvements</b>	\$5,800	<b>Assessed Improvements</b>	\$5,800
<b>Total Tax Appraisal</b>	\$256,960	<b>Total Assessment</b>	\$256,960
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

**TAXES**

Tax Year	City Taxes	County Taxes
2021		\$2,168.38
2020		\$190.94
2019		\$216.32
2018		\$239.32
2016		\$223.14
2015		\$191.34

**MORTGAGE HISTORY**

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
03/07/2022	335,000	Eells Jeremy Eells Amber And Eells Amber	Idaho Central Credit Union	2022-013194

**PROPERTY CHARACTERISTICS: BUILDING**

Building # 1		Condition	Average	Units
<b>Type</b>	Single Family Residential	<b>Effective Year</b>		1
<b>Year Built</b>	2020	<b>Baths</b>	1 F H	1
<b>BRs</b>	1			
<b>Total Sq. Ft.</b>	600			
<b>Building Square Feet (Living Space)</b>		<b>Building Square Feet (Other)</b>		
1st Floor 600		Carport 720		
Base Area 600		Garage 1800		
Finished Area 600				
<b>- CONSTRUCTION</b>				
<b>Quality</b>	C+	<b>Roof Framing</b>		
<b>Shape</b>		<b>Roof Cover Deck</b>	Composition Shingle	
<b>Partitions</b>		<b>Cabinet Millwork</b>		
<b>Common Wall</b>		<b>Floor Finish</b>		
<b>Foundation</b>		<b>Interior Finish</b>		
<b>Floor System</b>		<b>Air Conditioning</b>	Central	
<b>Exterior Wall</b>	Wood Siding	<b>Heat Type</b>		
<b>Structural Framing</b>		<b>Bathroom Tile</b>		
<b>Fireplace</b>		<b>Plumbing Fixtures</b>	5	
<b>- OTHER</b>				
<b>Occupancy</b>		<b>Building Data Source</b>		

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Mixed	9 CAR		
PROPERTY CHARACTERISTICS: LOT			
Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	391,169
Latitude/Longitude	43.614075°/-116.709196°	Acreage	8.98
PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			
LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	059-00
Description	09-3N-3W Sw Tx 99704 In Swnw		
FEMA FLOOD ZONES			
Zone Code	Flood Risk	Description	FIRM Panel ID
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0375F
			FIRM Panel Eff. Date
			05/24/2011

# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyoncounty.id.gov](http://www.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:

<input checked="" type="checkbox"/> Master Application completed and signed (See attached application)
<input checked="" type="checkbox"/> Letter of Intent: <ul style="list-style-type: none"><li>- <b>Map Amendments:</b> Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 &amp; 07-06-07(6):<ul style="list-style-type: none"><li>• ✓ Is the request generally consistent with the comprehensive plan?</li><li>• ✓ When considering the surrounding land uses, is the request more appropriate than the current zoning designation?</li><li>• ✓ Is the request compatible with surrounding land uses?</li><li>• ✓ Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)</li><li>• ✓ Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)</li><li>• ✓ Does legal access to the subject property for the request exist or will it exist at the time of development?</li><li>• ✓ 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)</li><li>• ✓ 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)</li></ul></li><li>• ✓ <b>Conditional rezone</b> 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. <u>See conditional rezone option disclosure below.</u></li></ul> <li>- <b>Text Amendments:</b> Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.</li>
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
<input checked="" type="checkbox"/> Land Use Worksheet (map amendment only) – See attached worksheet
<input type="checkbox"/> <del>Draft of proposed ordinance change (text amendment only)</del>
<input checked="" type="checkbox"/> Deed or evidence of property interest to subject property
<input checked="" type="checkbox"/> <b>\$850 Rezone or \$1,235 for a Conditional Rezone</b>
<input type="checkbox"/> <b>\$2,500 Text Amendment</b>
<b>(Fees are non-refundable)</b>

**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:** 74903

**Date:** 6/15/2022

**Date Created:** 6/15/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** LJ Eells Construction

**Comments:** CR2022-0020 & SD2022-0030 location 16695 Marshall Ln Caldwell

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Rezone with Development Agreement	CR2022-0020	\$1,235.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats	SD2022-0030	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2022-0030	\$100.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0030	\$30.00	\$0.00	\$0.00

**Sub Total:** \$3,045.00

**Sales Tax:** \$0.00

**Total Charges:** \$3,045.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	1776	\$3,045.00

**Total Payments:** \$3,045.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00