

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: Jenna and Wes Jones
	MAILING ADDRESS: 14031 Silver Ridge Rd Caldwell ID, 83607
	PHONE: [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: [Signature] Date: 5/25/22	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: See Above
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:
SITE INFO	STREET ADDRESS: 14031 Silver Ridge Rd, Caldwell ID 83607
	PARCEL #: R34484100 LOT SIZE/AREA: 1.67
	LOT: BLOCK: SUBDIVISION: Sleepy Hollow
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO): No
HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <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 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: CU2022-0032 DATE RECEIVED: 6/27/2022	
RECEIVED BY: SH APPLICATION FEE: \$850.00 (CK) MO CC CASH	

June 20, 2022
Letter of Intent

To whom it may concern,

This letter is to provide a detailed description of our request for this condition use permit.

The proposed use is permitted in the zone by a conditional use permit. We are planning to open and operate a private school in our home starting August, 2023. The school will have roughly 15 elementary students including our own. We have ample space for parking spaces and a drop off zone with a roundabout. The school will most likely operate Aug through May, Monday through Thursday 8:30am until 3pm. There will be no changes made to our site as the school will be held in our existing home and backyard.

The proposed use is consistent with the comprehensive plan. It will not be injurious to other property or negatively change the essential character of the area. We have adequate water (private well), and sewer systems to support this project. Legal access to our property does exist as we have a roundabout in the front of our property and ample parking spaces when needed. There will not be a major change to traffic patterns as the amount of students we will enroll will possibly allow 5-9 vehicles to drive to our home during the listed times and hours above. There is a great possibility there will be even less vehicles, if students are siblings or carpooling occurs. The essential services will be provided and no additional public funding will be requested.

Thank you for your time,

Sincerely,


Jenna and Wes Jones

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



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. 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 *NA* ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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 1 ☐ 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:**

In home private elementary school

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 830 am to 3 pm
☒ Tuesday 830 am to 3 pm
☒ Wednesday 830 am to 3 pm
☒ Thursday 830 am to 3 pm
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES?

- ☒ Yes If so, how many? 1 ☐ No

4. WILL YOU HAVE A SIGN?

- ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 3 ft Width: 3 ft. Height above ground: 2 ft

What type of sign: _____ Wall ☒ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 12

Is there is a loading or unloading area? yes,

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: NA

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other NA

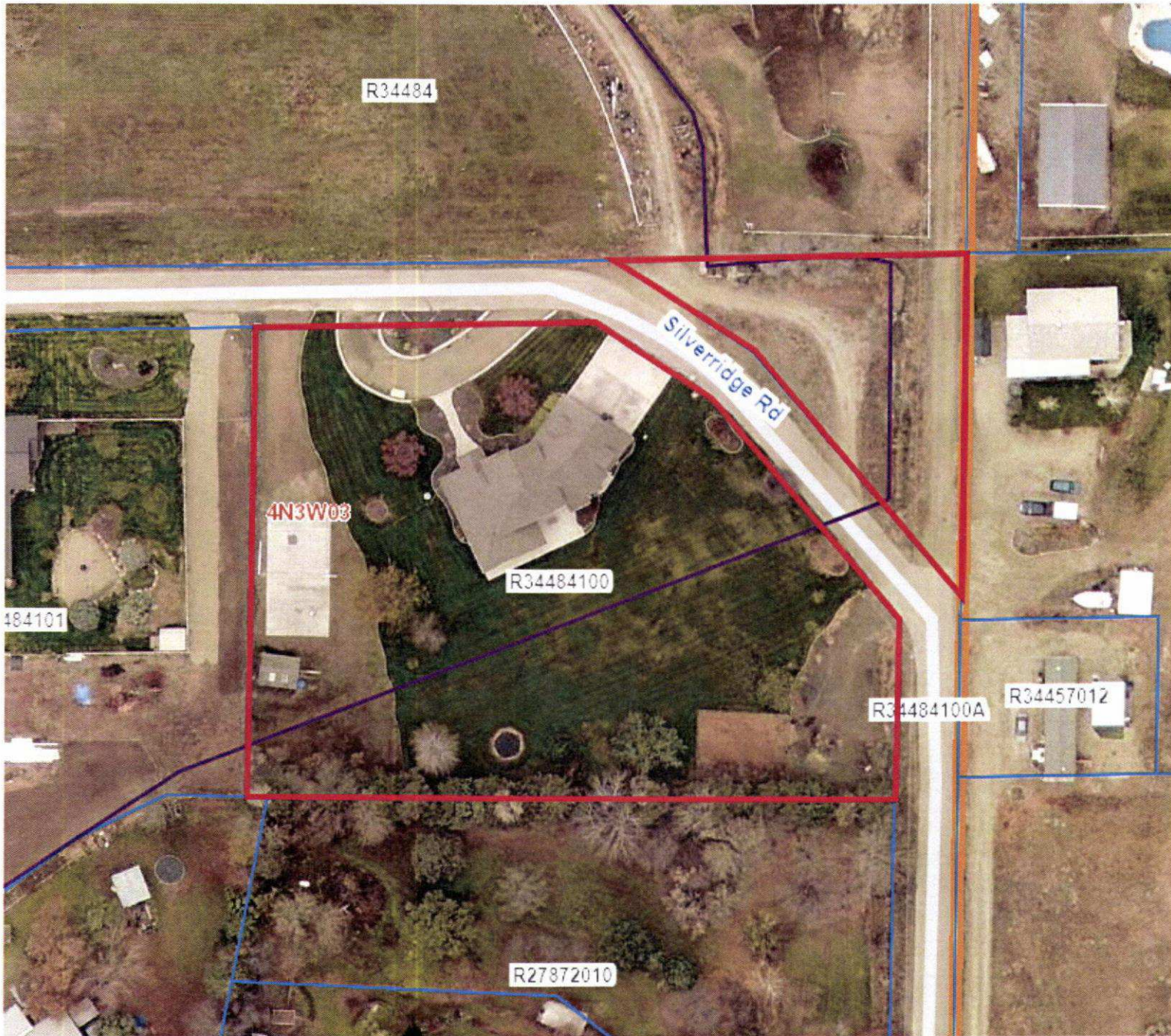
3. HOW DO YOU PROPOSE TO MITIGATE NOISE? NA

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL NA

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System
☐ Other: _____

There will be no changes made to our site as the school will be held in our existing home and backyard.



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: <u>14031 Silver Ridge Rd</u>	Parcel Number: <u>R34484100</u>
City: <u>Caldwell</u>	State: <u>ID</u> ZIP Code: <u>83607</u>
Notices Mailed Date: <u>6/2/22</u>	Number of Acres: <u>1.67</u> Current Zoning: <u>Ag</u>
Description of the Request: <u>Residential Private Elementary School</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Jenna and Wes Jones</u>
Company Name:
Current address: <u>14031 Silver Ridge Rd</u>
City: <u>Caldwell</u> State: <u>ID</u> ZIP Code: <u>83607</u>
Phone: [REDACTED] Cell:
Email: [REDACTED] Fax:

MEETING INFORMATION

DATE OF MEETING: <u>6/18/22</u>	MEETING LOCATION: <u>14031 Silver Ridge Rd Caldwell</u>	
MEETING START TIME: <u>1:30</u>	MEETING END TIME: <u>2:30</u>	
ATTENDEES: <u>0</u>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
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):

Jenna Jones

APPLICANT/REPRESENTATIVE (Signature):

Jenna Jones

DATE: 6 / 18 / 22

Mailed 35 neighbors
on 6/2/22

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

June 1, 2022

Hello Neighbor!

We are in the process of submitting an application for a Conditional Use Permit 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 information purposes and to receive feedback from you as we move through this 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 the mail, newspaper publication, and /or a display on our property for which the Conditional Use Permit is applied.

The Neighborhood Meeting will be held:

Sat June 18, 2022

1:30-2:30pm

At our home: 14031 Silver Ridge Road, Caldwell ID 83607

It will be outside if the weather is pleasant

The project for which we are applying the Conditional Use Permit for, is a private residential school. We will have roughly 12-15 students in addition to our own children attending the school starting in Aug 2023. We have a roundabout in front of our home where the drop off and pick up will occur. Our school hours will be roughly Mon-Thurs 8:30-3pm, and the school year will run approximately Aug through the end of May. Again, the part time school will be held on our property.

We look forward to the neighborhood meeting and at that time we will answer any questions you have, and it'll be great to get to know you all better.

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, feel free to call or text Jenna at ([REDACTED])

Thank you so much for being our wonderful neighbors! We hope you are well and God bless!

Jenna and Wes Jones



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

2020-047249

RECORDED

08/21/2020 10:47 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 HCRETAL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 731345 VH/ **Re-Record to correct legal description

WARRANTY DEED

For Value Received Bruce E. Field, also known as Bruce Field and Marci Field, also known as Marci W. Field, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Wesley Charles Jones and Jenna McDonald Jones, husband and wife

hereinafter referred to as Grantee, whose current address is 14031 Silverridge Road Caldwell, ID 83607

The following described premises, to-wit:

~~Lot 1, Block 1, Sleepy Hollow Subdivision, according to the plat thereof, filed in Book 36 of Plats at page(s) 16, records of Canyon County, Idaho.~~

See attached Exhibit A to correct legal description

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 13, 2020

Bruce E. Field
Bruce E. Field

Marci W. Field
Marci W. Field

State of Idaho }
County of Canyon } ss.

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

5-25-2022

CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder

By Roula Carmona
Deputy



State of Idaho }
County of Canyon } ss.

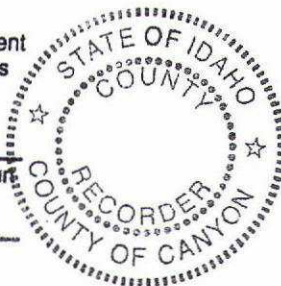
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DATED

12-04-2020

CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder

By Ma Brown
Deputy



2020-075217

RECORDED

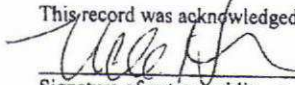
12/16/2020 12:47 PM

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CANYON COUNTY RECORDER

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ELECTRONICALLY RECORDED

State of Idaho, County of Canyon

This record was acknowledged before me on August 20th, 2020 by Bruce E. Field and Marci W. Field


Signature of notary public

Commission Expires: 12/21/2022



EXHIBIT A

Lot 1, Block 1, Sleepy Hollow Subdivision, according to the plat thereof, filed in Book 36 of Plats at page(s) 16, records of Canyon County, Idaho.

EXCEPT that portion conveyed to Sleepy Hollow Owners Association, Inc., by instrument recorded February 2, 2007, as Instrument No. 2007008264, records of Canyon County, Idaho.



610 S. Kimball Avenue
Caldwell, ID 83605

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Dated: August 13, 2020

Bruce E. Field
Bruce E. Field

Marci W. Field
Marci W. Field

State of Idaho }
County of Canyon } ss.

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

5-25-2022

CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder

By Roxia Cardenas
Deputy



State of Idaho }
County of Canyon } ss.

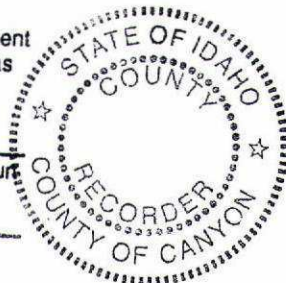
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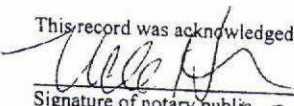
By M. A. Brown
Deputy



2020-075217
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12/16/2020 12:47 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
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This record was acknowledged before me on August 20th, 2020 by Bruce E. Field and Marci W. Field


Signature of notary public

Commission Expires: 12/2/2022



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CONDITIONAL USE PERMIT 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



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 addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$850 non-refundable fee, \$550 for a modification

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

****Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.**

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: 75077

Date: 6/27/2022

Date Created: 6/27/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jenna James

Comments: CU2022-0032 location 14031 Silver Ridge 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 - Conditional Use Permit	CU2022-0032	\$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>
Check	1108	\$850.00

Total Payments: \$850.00

ADJUSTMENTS

Receipt Balance: \$0.00