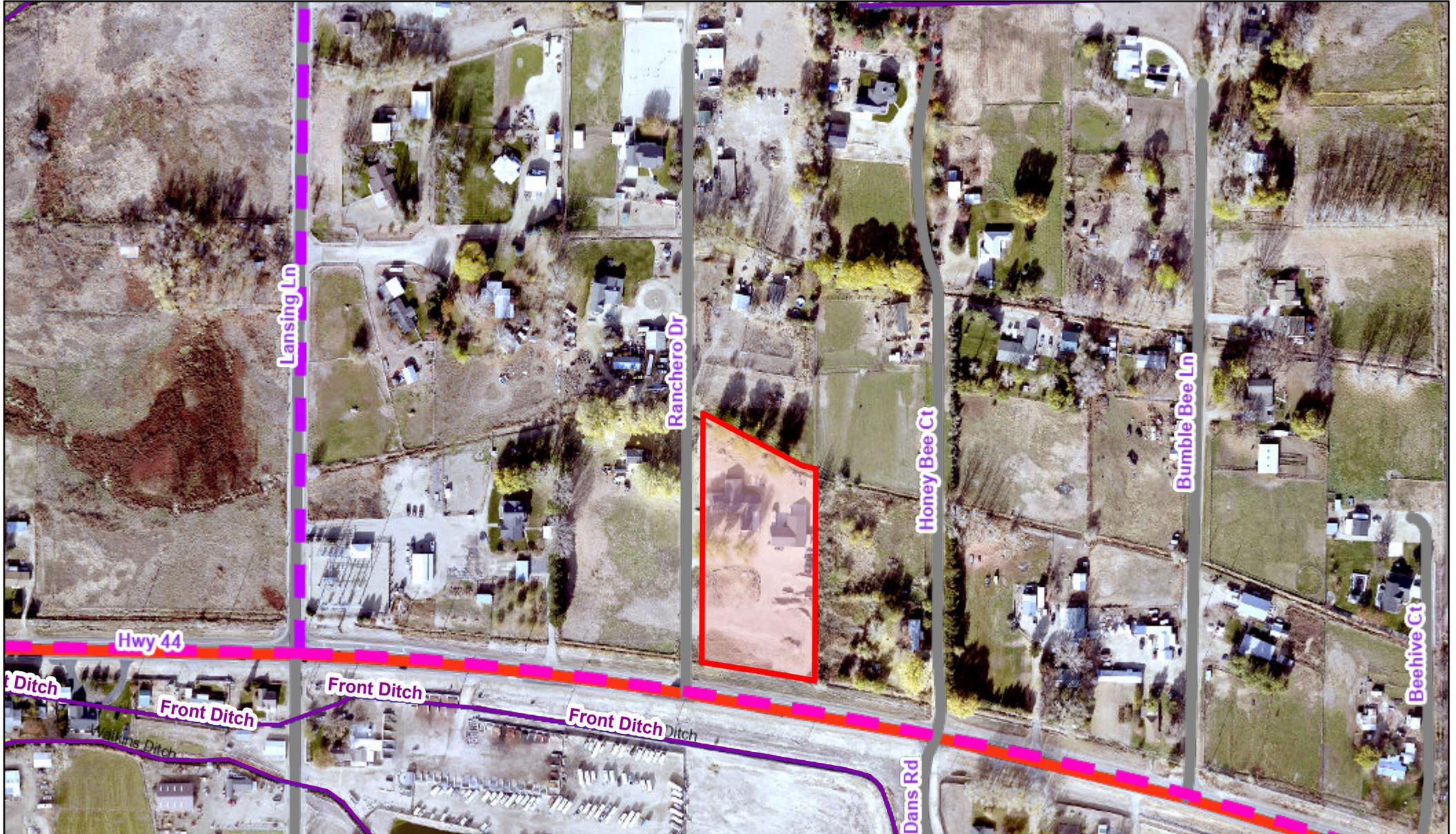
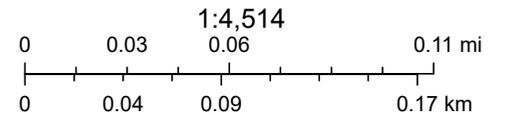


# Canyon County, ID Web Map



6/30/2023, 9:50:46 AM

- |  |   |
|--|---|
|  Multiple Parcel Search_Query result |  Other Principal Arterials |
|  Hydro_NHDFlowline                   |  Red: Band_1               |
|  Hydro_NHDFlowline                   |  Green: Band_2             |
|  CC_PrivateRoads                     |  Hwy                       |
|  |  Roads                     |
|  |  Major Collector           |
- CanyonCountyRoads  
Canyon County Imagery\_2019  
ITDFunctionalClassification



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



## CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Kenneth Piatt and Alisa Piatt</u>	
	MAILING ADDRESS: <u>PO BOX 9 Middleton, ID 83644</u>	
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u><i>Kenneth J Piatt</i></u> Date: <u>6-28-23</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <u>8820 Hwy 44</u>	
	PARCEL NUMBER: <u>R22365508</u>	
	PARCEL SIZE: <u>2.483 acres</u>	
	REQUESTED USE: <u>STAGING AREA / CONDITIONAL BUSINESS USE</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>AG</u>

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER <u>CU2023-0012</u>	DATE RECEIVED: <u>6/29/23</u>
RECEIVED BY: <u>Ivan K</u>	APPLICATION FEE: <u>\$950</u> (CK) MO CC CASH

June 8, 2023

To Whom It May Concern,

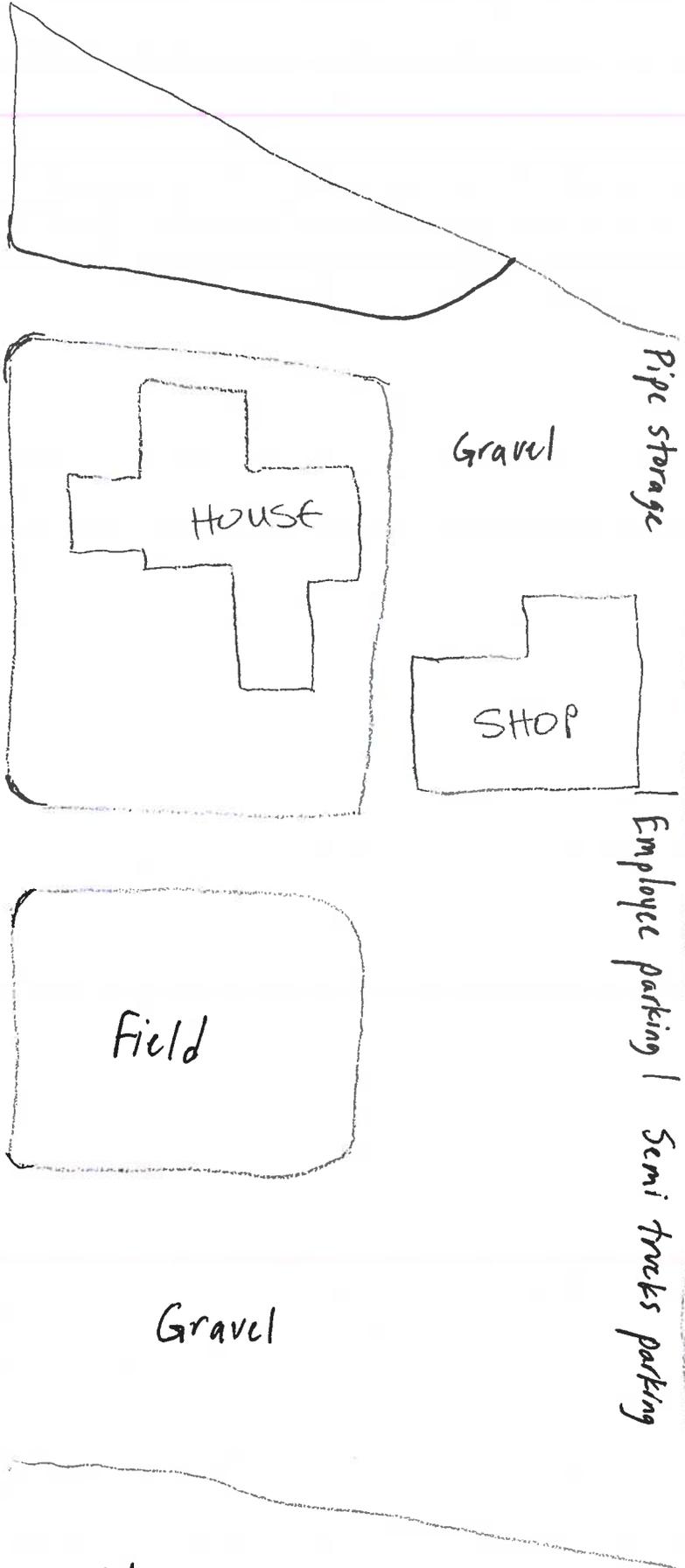
This is a letter of intent for a conditional use permit at 8820 Highway 44 in Middleton, Idaho 83644. It is the property where I reside as well as from which I run my business. I would like to continue using this property to park trucks and equipment and occasionally screen dirt. Use of this property as a staging area for a business is permitted by conditional use. I am requesting to use this property for my business as well as my residence. Using this property for business will not be injurious to other properties in the immediate vicinity or change the character of the area. There is already adequate water, sewer, irrigation, drainage facilities, and utility systems provided. The access to the property already exists. The existing traffic will not be changed. No essential services will be negatively impacted.

Thank you for your consideration,

A handwritten signature in black ink that reads "Kenneth J. Piatt". The signature is written in a cursive style with a large, prominent initial 'K'.

Kenneth J. Piatt

Rancho Dr. (Private)



Pipe storage

Gravel

STOP

Employee parking | Semi trucks parking

Hwy 44



Rancho Drive (Private)

Truck Access

Dirt storage + screening

Shop ↑

Employee parking

Parking

Semi Truck

Gravel storage

Truck access

135'

135'

50'

110'

952'

Hwy 44

## Site/Operation Plan of Action

Conditional Use at 8820 Hwy 44, Middleton, ID 83644

Time requirements N/A

Commencement of the operation: ongoing

Hours of operation: 7AM to 7PM

Noise levels: heavy equipment noise while loading and unloading; dump trucks leaving in morning and returning after work and occasionally dumping onsite; screening dirt

Dust levels: minimal dust onsite

Air and water quality N/A

Raw material delivery N/A

Finished product and marketing N/A

Site improvements N/A

Public and private facilities: All private facilities

Public amenities N/A

Infrastructure N/A

### Staging Area

As an excavating business we are hired to do ground and prep work at other building sites. Employees park their personal vehicles onsite and ride in company trucks to the jobsite. Trucks and equipment are parked onsite when they are not being used on a jobsite.

# LAND USE WORKSHEET

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: well already in use

How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system

N/A – Explain why this is not applicable: septic already in use

3. **IRRIGATION WATER PROVIDED VIA:**

Surface  Irrigation Well  None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

Pressurized  Gravity

5. **ACCESS:** off Hwy 44 onto Ranchero Dr. (private)

Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**

Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING** none  Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

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

Other: \_\_\_\_\_

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

North side of property irrigation ditch/ southside overflow ditch

**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:** Employee parking / staging area for semis + equipment

**2. DAYS AND HOURS OF OPERATION:**

- Monday 7AM to 7pm  
 Tuesday 7AM to 7pm  
 Wednesday 7AM to 7pm  
 Thursday 7AM to 7pm  
 Friday 7AM to 7pm  
 Saturday 7AM to 7pm  
 Sunday CLOSED to -

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 5-10       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? approx 10-15

Is there is a loading or unloading area? NO

**ANIMAL CARE-RELATED USES**

1. **MAXIMUM NUMBER OF ANIMALS:** 0

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?** N/A  
 Building     Kennel     Individual Housing     Other \_\_\_\_\_

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?** N/A  
 Building     Enclosure     Barrier/Berm     Bark Collars

4. **ANIMAL WASTE DISPOSAL** N/A  
 Individual Domestic Septic System     Animal Waste Only Septic System  
 Other: \_\_\_\_\_

June 13, 2023

Dear Neighbor,

I am 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 my surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15). You may remember receiving this letter back in November of last year. I apologize for the inconvenience, but my application was lost, and I am now required to redo the process.

This meeting is for informational purposes and to receive feedback from you as I move through the application process. This is not a Public Hearing before a governing body of the County. Once my 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 is applied.

The Neighborhood Meeting details are as follows:

**Date: June 23, 2023**

**Time: 7 PM**

**Location: 8820 Hwy 44, Middleton, ID 83644**

**Property description: From the highway, pull in the first driveway on the right on Rancho Drive. The meeting will be in the shop.**

I look forward to the neighborhood meeting and encourage you to attend. At that time, I 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 I 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 208-590-3398.

Sincerely,



Kenny Piatt

# NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> 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: 8820 Hwy 44	Parcel Number: R22365508
City: Middleton	State: ID ZIP Code: 83644
Notices Mailed Date:	Number of Acres: 2.483 Current Zoning:
Description of the Request: conditional use	

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kenny Piatt
Company Name: Piatt Excavating
Current address: 8820 Hwy 44
City: Middleton State: ID ZIP Code: 83644
Phone: [REDACTED] Cell: Fax:
Email: [REDACTED]

### MEETING INFORMATION

DATE OF MEETING: 6-23-23	MEETING LOCATION: 8820 Hwy 44
MEETING START TIME: 7AM	MEETING END TIME: 8PM

### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jim Moore	[Signature]	22876 Lansing Ln Middleton
2. Waynette Moore	[Signature]	22876 Lansing Ln Middleton
3. DOUG CRAIG	[Signature]	23000 Ranchero Middleton
4. Forest Nolan	[Signature]	22899 Rancher Dr. Middleton
5. Kelley Dick	[Signature]	22911 Honey Bee Ct. Middleton
6. Deanna Weaver	[Signature]	22871 Ranchero Dr Middleton I
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):

Kenneth J. Piatt

APPLICANT/REPRESENTATIVE (Signature): Kenneth J Piatt

DATE: 6 / 23 / 23

**QUITCLAIM DEED**

FOR VALUE RECEIVED, Kenneth J. Piatt, *a married man* does hereby convey, release, remise and forever quit claim unto Kenneth J. Piatt and Alisa R. Piatt, a married man and wife whose current address is: PO Box 9 Middleton, ID 83644 the following described premises:

Lot 9, GREENVIEW ACRES, a Planned Unit Development, Canyon County, Idaho, according to the plat filed May 23, 1988 in Book 18 of Plats, Page 50, records of said County, being a Planned Unit Development of Lots 30,31,32,33,34,35 and 36 of LEMP PARK URBAN TRACTS lying on the Southwest Quarter of the Southwest Quarter of Section 3 and in the Northwest Quarter of Section 10, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 7-31-19

By: *Kenneth J Piatt*  
Kenneth J. Piatt

State of \_\_\_\_\_, County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

Signature of notary public  
Commission Expires:

**2019-035019**

RECORDED

**07/31/2019 04:39 PM**



00455776201900350190020023

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 HCRETAL

\$15.00

DEED

KENNETH J PIATT

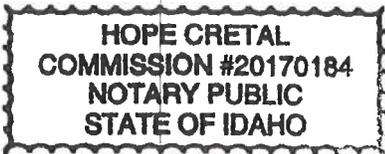
*arp*

**ACKNOWLEDGEMENT**

State of Idaho  
County of Canyon

On this 31st day of July, 2019, Kenneth J. Piatt  
personally appeared before me,  
\_\_\_\_ who is personally known to me,  
X whose identity I verified on the basis of Idaho Driver's License  
\_\_\_\_ whose identity I verified on the oath/affirmation of \_\_\_\_\_,  
a credible witness,  
to be the signer of the foregoing document, and he/she acknowledged that he/she  
signed it.

[Signature]  
\_\_\_\_\_  
Notary Public



My Commission Expires: July 18, 2023  
Residing in Nampa, ID

*Attribution Clause: this Certificate is prepared for, and exclusively belongs to, the accompanying document entitled*  
Quitclaim Deed, which consists of 2 page(s) and is dated 7-31-2019.  
*If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.*

**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:** 79639

**Date:** 6/29/2023

**Date Created:** 6/29/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Kenneth and Alisa Piatt

**Comments:** CU2023-0012

**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Conditional Use Permit	CU2023-0012	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	6957	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00