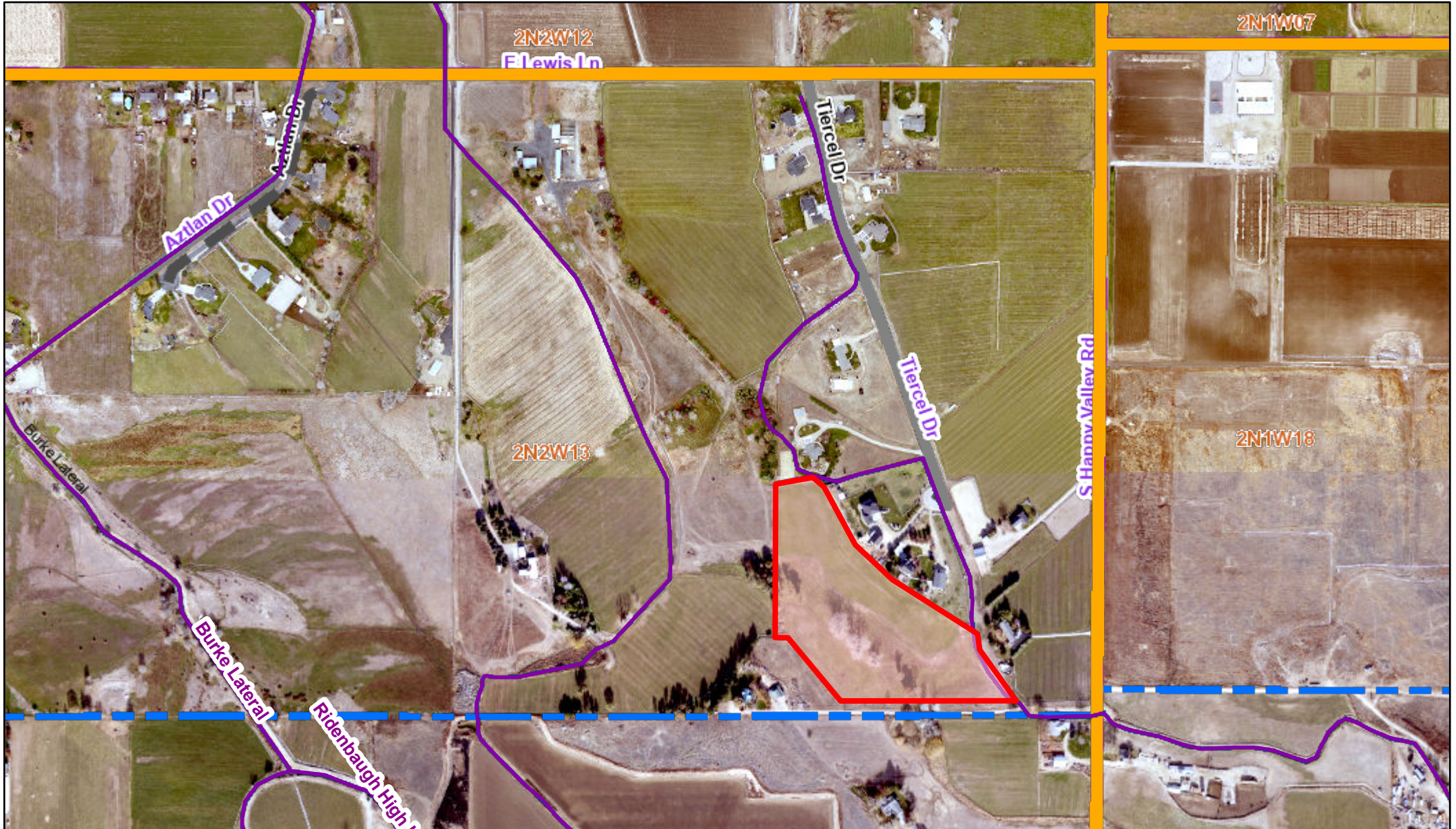
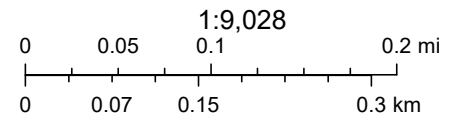


Canyon County, ID Web Map



6/29/2023, 2:16:23 PM

- | | | | | | | | |
|--|--------------------------------------|--|---------------------|--|-----------------------------|--|---------------|
| | Multiple Parcel Search _Query result | | Current Impact Area | | CanyonCountyRoads | | Red: Band_1 |
| | Hydro_NHDFlowline | | City Limits | | Roads | | Green: Band_2 |
| | Hydro_NHDFlowline | | Sections | | ITDFunctionalClassification | | Blue: Band_3 |
| | County Boundary | | CC_PrivateRoads | | Major Collector | | |



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



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Craig and Nicole Brown	
	MAILING ADDRESS:	9621 TIERCEL Drive, Nampa, Id 83686	
	PHONE:	[REDACTED]	EMAIL: [REDACTED]
<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>Craig P. Brown</u> Date: <u>4/17/23</u> <u>Nicole A. Brown</u> <u>4/17/23</u></p>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Craig Kulchak	
	COMPANY NAME:	RCK Consultants	
	MAILING ADDRESS:	4839 Mountain View Drive	
	PHONE:	(208) 919-1141	EMAIL: rckulchak@gmail

SITE INFO	STREET ADDRESS:	9621 Tiercel Drive Nampa, ID		
	PARCEL NUMBER:	R29533103A		
	PARCEL SIZE:	11 acres		
	CURRENT COMPREHENSIVE PLAN DESIGNATION:	AG		
	REQUESTED COMPREHENSIVE PLAN DESIGNATION:	Res		
	FLOOD ZONE (YES/NO)	NO	ZONING DISTRICT:	

Check the applicable application type:

Comprehensive Plan **Map** Amendment (change the future land use designation)

Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	OR 2023-0003	DATE RECEIVED:	6/29/2023
RECEIVED BY:	Ivan K	APPLICATION FEE:	\$2800 (CK) MO CC CASH



COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING - CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03

Check the applicable application type:

- Comprehensive Plan **Map** Amendment (change the future land use designation)
- Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	<i>[Signature]</i>	<i>[Signature]</i>
Letter of Intent (see standards)	<i>[Signature]</i>	<i>[Signature]</i>
Text Amendment:		
Draft of proposed policy change	<i>[Signature]</i>	N/A
Map Amendment:		
Legal description (metes and bounds)	<i>[Signature]</i>	<i>[Signature]</i>
Deed or evidence of property interest to the subject property	<i>[Signature]</i>	<i>[Signature]</i>
Proof of application/communication with (varies per application):	<i>with Rezone app</i>	
Southwest District Health	<i>[Signature]</i>	
Irrigation District	<i>[Signature]</i>	
Highway District/Idaho Transportation Dept.	<i>[Signature]</i>	
Fire District	<i>[Signature]</i>	
City Impact Area	<i>[Signature]</i>	
Fee: \$2800.00		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

STANDARDS

LETTER OF INTENT	
A description of the amendment and necessity of the request	
General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A)	
Address how the request is more appropriate than the current designation (CCZO Section 07-06-03(1)B)	
Compatibility with surrounding land uses (CCZO Section 07-06-03(1)C)	
Development trends in the area that promote the requested amendment (CCZO Section 07-06-03(1)D)	
Address potential impacts to public services and facilities (CCZO Section 07-06-03(1)E)	
Address potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67-6537(4))	

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: 9621 TIERCEL Drive	Parcel Number: R29533103A	
City: Nampa	State: IDAHO	ZIP Code: 83686
Notices Mailed Date: APR/06/2023	Number of Acres: 11	Current Zoning: AG
Description of the Request: REZONE / Comprehensive Map Amendment		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Craig Kulchak		
Company Name: rck consultants		
Current address: 4935 Mountain View Drive		
City: Boise	State: IDAHO	ZIP Code: 83704
Phone: (208) 919-1141	Cell: Same	Fax:
Email: rckulchak@gmail.com		

MEETING INFORMATION

DATE OF MEETING: 17/APR/2023	MEETING LOCATION: on site
MEETING START TIME: 6:00 pm	MEETING END TIME: 6:40 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Craig Kulchak		4935 Mountain View Drive
2. Dennis Merrick		9673 Tiercel Ln
3. Josh Cook		6712 Stage Coach
4. Dennis Krueger		4307 E. Lewis Lane
5. Richard Jewell		9485 Happy Valley
6. BARRY DOBKOWSKI		9555 HAPPY VALLEY
7. Carol Dobkowski		9555 Happy Valley Rd.
8. Chamy Krueger		4307 E. Lewis Ln
9.		

	Printed Name	Signature	Address
10.	Shawanna Matheger		9351 Happy Valley Rd Nampa
11.	Jimmie Brown		9351 Happy Valley Rd " " "
12.	Rita & Devlin		9681 Happy Valley Rd 83686
13.	Thick & Craig Brown		9621 Tierce Dr. Hampa 83686
14.	Craig Brown		9621 Tierce Dr. Hampa 83686 Craig Brown
15.	Bob Robinson	Bob Robinson	9505 Happy Valley Rd. Nampa Id 83686
16.			
17.			
18.			
19.			
20.			

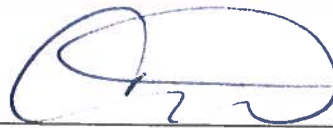
NEIGHBORHOOD MEETING CERTIFICATION:

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):

CRAIG KULCHAK

APPLICANT/REPRESENTATIVE (Signature):



DATE: 18 / APR / 2023



RCK Consultants

April 18, 2023

Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell Idaho 83605

To Whom it may concern,

My name is Craig Kulchak. I am representing Craig and Nicole Brown on the Parcel R29533103A within the Redtail Estates Subdivision and the Area of Impact of the City of Nampa.

On October 22, 2022, Redtail Estates Subdivision, a platted subdivision, was changed from the Future Land Use 2011-2022 of Residential, to FLU 2030 AG. I am requesting on behalf of the Browns to change, the Comprehensive Plan Map, back to Residential (to match the current Canyon County Assessment) and to apply for the Zoning Amendment/Conditional Use Rezone – CCZO Section 07-06-05/07-06-07.

These two applications will bring the property to a more compatible use with the surrounding areas which include R295533105 and R29533 as well as the original designation of Redtail Estates Subdivision Prior to the Change in Land Use Designation of October 22, 2022.

Impacts to public services and facilities (CCZO Section – 07-06-03(1)C) are negligible, as the surrounding areas are already serviced.

The potential impacts to groundwater (Idaho Code 67-6537 (4)) are minimal as future individual wells (average daily use of 250 gallons/day) and will have access to piped irrigation.

I look forward to your approval on these applications.

Kindest Regards,

Craig Kulchak, PM

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R29533103A PARCEL INFORMATION REPORT

3/29/2023 11:52:27 AM

PARCEL NUMBER: R29533103A

OWNER NAME: BIG MALLARD LLC

CO-OWNER:

MAILING ADDRESS: 9621 TIERCEL DR NAMPA ID 83686

SITE ADDRESS: 9571 TIERCEL DR

TAX CODE: 1440000

TWP: 2N RNG: 2W SEC: 13 QUARTER: NE

ACRES: 11.03

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0395F

WETLAND: Freshwater Emergent Wetland

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO.: 2022045642

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 13-2N-2W NE RED TAIL EST TX 22637 IN LT 4 BLK 1

PLATTED SUBDIVISION: RED TAIL EST

SMALL CITY ZONING:

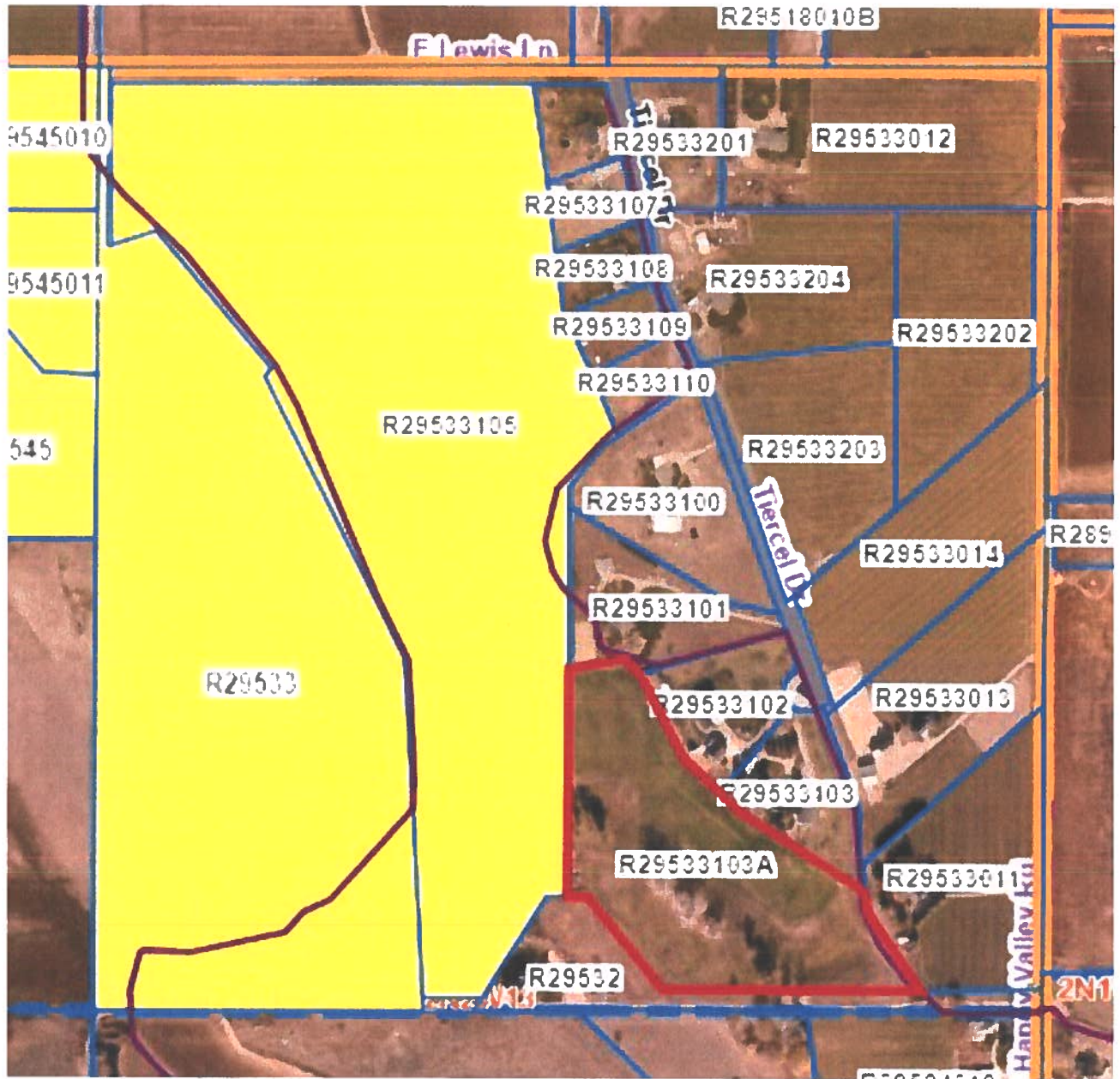
SMALL CITY ZONING TYPE:



DISCLAIMER:

- 1 FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
- 2 THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES
- 3 WETLANDS CLASSIFICATION WILL POPULATE IF ANY PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
- 4 COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



ACCOMMODATION

2022-045642
RECORDED
10/04/2022 08:03 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Quitclaim Deed

For value received, **Craig P. Brown and Nicole A. Brown, Husband and Wife**

Does hereby convey, release, remise, and forever quit claim unto

Big Mallard, LLC, an Idaho Limited Liability Company

whose current address is 9621 Tiercel Dr., Nampa, ID 83686,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 09/28/2022

Craig P. Brown
Craig P. Brown

Nicole A. Brown
Nicole A. Brown

State of Idaho, County of Canyon, ss.

On this 30 day of Sept in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig P. Brown & Nicole A. Brown known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Karey Bull, Notary Public
Residing at: Idaho
My Commission Expires: Nampa
(seal) 8/26/25

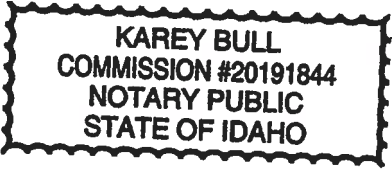


EXHIBIT "A"

A parcel of land situate in the northeast quarter of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon, Idaho, being a portion of Lot 6 of Block 1 of Red Tail Estates No. 2 Subdivision, as recorded in Book 40 of Plats at Page 19 on file in the office of the Canyon County, Idaho, Recorder's office, and being more particularly described as follows:

Beginning at the most easterly corner of said Lot 6, which is the *Point of Beginning*:

Thence S89°38'19"W, 725.23 feet along the southerly boundary of said Lot 6;

Thence N40°10'12"W, 338.80 feet along the boundary of said Lot 6;

Thence S89°38'30"W, 53.33 feet along the boundary of said Lot 6;

Thence N00°00'50"W, 632.51 feet to a corner of said Lot 6;

Thence N79°24'51"E, 155.87 feet along the boundary of said Lot 6;

Thence S49°31'36"E, 60.37 feet along the boundary of said Lot 6;

Thence S28°47'29"E, 271.21 feet along the boundary of said Lot 6;

Thence S47°03'27"E, 208.25 feet along boundary of said Lot 6;

Thence S57°57'55"E, 417.95 feet along the boundary of said Lot 6;

Thence S07°36'36"E, 65.46 feet along the boundary of said Lot 6;

Thence S35°56'03"E, 259.11 feet along the boundary of said Lot 6 to the

Point of Beginning.

Comprising 11.02 acres, more or less.

Subject to all existing easements and rights-of-way of record or apparent.

This description has been prepared from information of record in the office of the Canyon County, Idaho, Recorder (Instrument Numbers 200511886 and 2021-058779). A land survey specific to this description has not been performed by the Professional Land Surveyor executing this description at this time.



A Century of Engineering Excellence | Established 1921



AGENCY ACKNOWLEDGMENT

Date: 19 / APR / 2023
 Applicant: Craig Kulchak
 Parcel Number: R29533103A
 Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant reviewed the project with staff.

Date: 05/15/2023 Signed: Anthony Lee
 Authorized Southwest District Health Representative

Fire District:

Applicant submitted/met for official review.

Date: 5/9/23 Signed: _____
 Authorized Fire District Representative

District: NAMPA

Highway District:

Applicant submitted/met for official review.

Date: 5/22/2023 Signed: _____
 Authorized Highway District Representative

District: NAMPA

Irrigation District:

Applicant submitted/met for official review.

Date: 5-22-23 Signed: _____
 Authorized Irrigation Representative

District: Nampa + Meridian Irr. Dist.
~~Board of Control~~

Area of City Impact:

Applicant submitted/met for official review.

Date: 5/5/23 Signed: _____
 Authorized AOCI Representative

City: NAMPA

Copy of completed for 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.id **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79632

Date: 6/29/2023

Date Created: 6/29/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Craig and Nicole Brown
Comments: OR2023-0003

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Comprehensive Plan Amendment	OR2023-0003	\$2,800.00	\$0.00	\$0.00

Sub Total: \$2,800.00

Sales Tax: \$0.00

Total Charges: \$2,800.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1315	\$2,800.00

Total Payments: \$2,800.00

ADJUSTMENTS

Receipt Balance: \$0.00