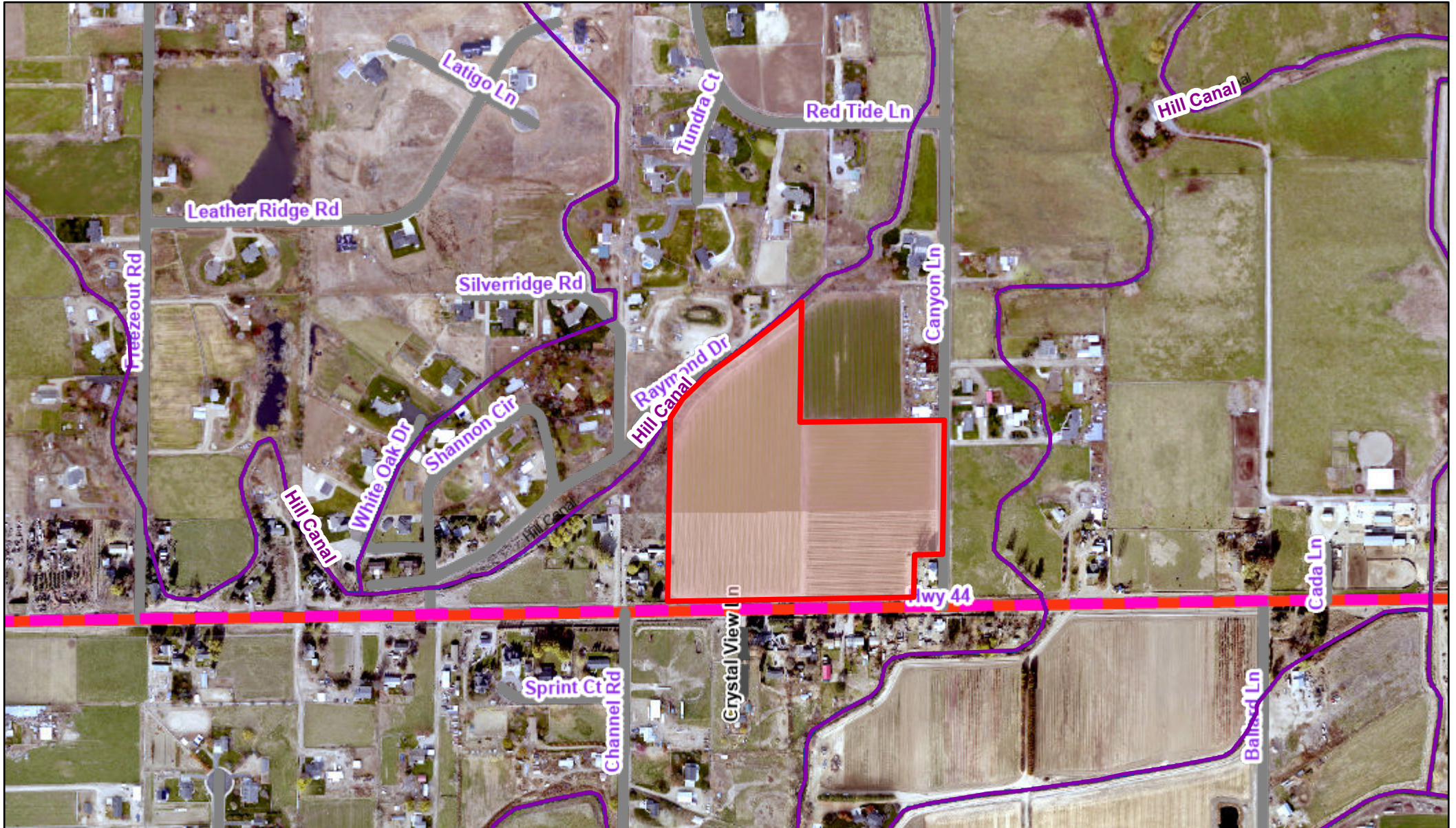












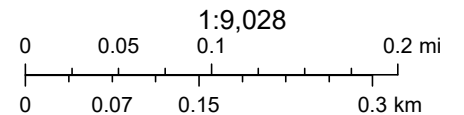


Canyon County, ID Web Map



6/27/2023, 10:39:35 AM

- | | | |
|--|---|---|
|  Multiple Parcel Search_Query result |  CanyonCountyRoads |  ITDFunctionalClassification |
|  Hydro_NHDFlowline |  Hwy |  Other Principal Arterials |
|  Hydro_NHDFlowline |  Roads |  Canyon County Imagery_2019 |
|  CC_PrivateRoads | |  Red: Band_1 |
| | |  Green: Band_2 |



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

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>Greg Payne</u>
	MAILING ADDRESS: <u>24295 FARMWAY Rd Caldwell ID</u>
	PHONE: [REDACTED] EMAIL:

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: X Greg Payne Date: 3-10-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Carl Anderson</u>
	COMPANY NAME: <u>SNAKE RIVER WCF REAL ESTATE, LLC</u>
	MAILING ADDRESS: <u>505 S. 7TH AVE IDHO 83605</u>
	PHONE: <u>208 608 4569</u> EMAIL: <u>canderson554@yahoo.com</u>

SITE INFO	STREET ADDRESS: <u>TBD CANYON LAKE</u>	
	PARCEL #: <u>R 344560000</u>	LOT SIZE/AREA:
	LOT: _____ BLOCK: _____	SUBDIVISION: <u>SW 1/4 Section 2 4N3W</u>
	QUARTER: <u>SW 1/4</u>	SECTION: <u>2</u> TOWNSHIP: <u>4N</u> RANGE: <u>3W</u>
	ZONING DISTRICT: <u>AG</u>	FLOODZONE (YES/NO): <u>?</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE C-2
	<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 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: <u>CR2022-0007</u>	DATE RECEIVED: <u>3-22-22</u>
RECEIVED BY: <u>cl</u>	APPLICATION FEE: <u>1235⁰⁰ CK</u> MO CC CASH

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: AMANDA SRWCF REAL ESTATE LLC

DSD Planner: _____

Associated Case No: _____

We are representing Greg Payne in requesting the change in zoning on his property on the northwest corner of Canyon Lane and State Highway 44 from County Agricultural to County C-2 Conditional Commercial. The land currently is being farmed by the owner. Unfortunately, farming has become very difficult as the surrounding and adjacent properties have become commercial to the east and west of Canyon Lane. The challenges to farming include the traffic, before and after school, with traffic backing up to gain access to Highway 44 east bound and westbound. There are additional commercial lots that will be online this spring adding to the already busy area. Fortunately, the city of Middleton is going to install a traffic light that will ease a lot of the congestion making turns onto Highway 44 much safer for pedestrian and vehicle traffic. This will create windows of opportunity to gain access safely onto Highway 44. A great deal of the land in the area is in ag waiting until services are available for development along the Highway 44 corridor west of Middleton, however we are not close to services at this point.

It is in the best interest of all concerned to have the zoning change from agriculture to C-2 Commercial. The difficulties of farming a small parcel of land that is surrounded by buildings, schools and other commercial buildings and homes make farming a difficult situation. While we don't have any specific plans for the parcel, we do know that the C-2 gives us the most flexibility.

The property zoning change does meet the Canyon County Comprehensive plan as well as the city of Middleton comprehensive plan.

The impact on traffic and patterns is to be determined as use is not decided yet.

The effect on neighboring properties is to be determined. Based on both County and City Comp plans, the use will be compatible with the neighboring properties.

Business operations will be determined later when determination of business takes place.

We are going to restrict certain allowed uses.

Zoning change is requested as it is compatible with both County and City Comprehensive plan.

We have found through experience, that to attract businesses to Canyon County, it is best to have zoning in place to accommodate new businesses. We are asking for this change to the Zoning Map and request approval.

Thank you.



CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 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 variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

SITE INFORMATION

Site Address: TBD CANYON LAKE Parcel Number: B 9445600000
 City: Middleton State: Idaho ZIP Code:
 Notices Mailed Date: 2/18/22 Number of Acres: 21.84 Current Zoning: A9
 Description of the Request: ZONE CHANGE FROM A9 to C

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: MR CARL ANDERSON
 Company Name: SPURCE REAL ESTATE, LLC
 Current address: 505 S. 7TH
 City: CALDWELL State: Idaho ZIP Code: 83605
 Phone: 208 608 4569 Cell: - Fax:
 Email: CANDERS54@qnet.com

MEETING INFORMATION

DATE OF MEETING: 3/8/22 MEETING LOCATION: Middleton Fire Dept
 MEETING START TIME: 6:00 pm MEETING END TIME: 7:15 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. ALAN MILLS	<i>[Signature]</i>	Box 706 Middleton
2. STEVE TRUE	<i>[Signature]</i>	13837 Glacier Bay Ln, Caldwell
3. Howard Skirpore	<i>[Signature]</i>	13886 Glacier Bay Ln, Caldwell
4. David Crain	<i>[Signature]</i>	23477 Witale Bay Ln Caldwell
5. MIKE TELL	<i>[Signature]</i>	23511 WITALE BAY LN 83607
6. Matt Bergquist	<i>[Signature]</i>	13946 Raymond Dr 83607
7. Chantel Bergquist	<i>[Signature]</i>	" " "
8. Steve Runkau	<i>[Signature]</i>	13843 Red Tike 83607
9. Holly King	<i>[Signature]</i>	" " "
10. Aaron & Naomi Steble	<i>[Signature]</i>	13891 Hwy 44
11. Jenna Jones	<i>[Signature]</i>	14031 Silver Ridge Road Caldwell

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
12. Greg Payne	<i>Greg Payne</i>	24295 Farmway Rd Caldwell
13. Carl Anderson	<i>Carl Anderson</i>	1816 S. Idaho St Caldwell
14. Kevin & Karen Lueger	<i>Kevin & Karen Lueger</i>	23145 Canyon Ln Caldwell, ID
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):

CARL ANDERSON

APPLICANT/REPRESENTATIVE (Signature):

Carl Anderson

DATE: 3 / 8 / 22

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

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 # N/A

7. **FENCING**

Fencing will be provided (Please show location on site plan)

Type: T.B.D. 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)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial 1 Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: T.B.D.

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: T.B.D.

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday T.B.D. to _____
 Thursday T.B.D. to _____
 Friday T.B.D. to _____
 Saturday _____ to _____
 Sunday _____ to _____

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

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

Height: _____ ft Width: _____ ft. T.B.D. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? T.B.D.

Is there is a loading or unloading area? _____

2020-049221

RECORDED

08/28/2020 01:45 PM



00543627202000492210020020

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$15.00
DEED
PAYNE, JAMES L

QUITCLAIM DEED

JAMES L. PAYNE., an unmarried man, whose current address is 23546 Hartley Lane, Middleton, Idaho 83644 (the "Grantor"), does hereby convey, release, remise and forever quitclaim unto GREG S. PAYNE, married man, whose current address is 24295 Farmway Rd, Caldwell, ID 83607 (the "Grantee"), its interest in and to the following described property located in Canyon County, State of Idaho, more particularly described as follows, to wit:

EXHIBIT A – see attached

DATED this 28th day of August, 2020.

By James L Payne
James L. Payne

STATE OF Idaho)
: ss
COUNTY OF Canyon)

On this 28th day of August, 2020. Before me, a notary public in and for said State, personally appeared James L. Payne known to me to be the person whose name is described to the within instrument, and acknowledge to me that she executed the same.

Glenda L Horton

Notary Public
Residing at: Nampa ID
Commission Expires: 05/28/2025

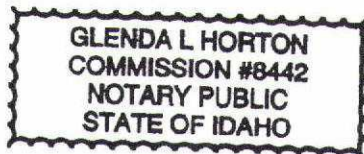


EXHIBIT "A"

PARCEL 1:

This parcel is situated in the Southwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of the of the Southwest quarter ; thence North 88°05'35" East, along the South boundary of said Southwest quarter of the Southwest quarter, a distance of 199.00 feet; thence

North 0°11'10" West, parallel with the West boundary of said Southwest quarter of the Southwest quarter, a distance of 40.02 feet to the TRUE POINT OF BEGINNING; thence continuing

North 0° 11'10" West, a distance of 751.06 feet to the center of the Canyon Hill Ditch; thence traversing the centerline of the Canyon Hill Ditch:

North 32°08'10" East, a distance of 94.30 feet;

North 45°28'05" East, a distance of 141.50 feet;

North 52°46'40" East, a distance of 228.21 feet;

North 50°49'15" East, a distance of 187.42 feet;

North 46°20'20" East, a distance of 75.17 feet; thence leaving the centerline of the Canyon Hill Ditch and continuing

South 0°13'06" East a distance of 494.91 feet; thence

North 87°59'50" East, a distance of 598.30 feet to a point on the East boundary of said Southwest of the Southwest; thence

South 0°08'10" East along the said East boundary, a distance of 552.33 feet; thence

South 88°05'35" West, along a line parallel with the South boundary of said Southwest quarter of the Southwest quarter, a distance of 115.30 feet; thence

South 0°08'10" East, along a line parallel with the East boundary of said Southwest quarter of the Southwest quarter, a distance of 174.49 feet; thence

South 88°05'35" West, 40.00 feet from and parallel with the South boundary of said Southwest quarter of the Southwest quarter, a distance of 1,016.65 feet to the TRUE POINT OF BEGINNING;

PARCEL 2:

This parcel is situated in the Southeast quarter of the Southeast quarter of Section 3, Township 4 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Commencing at the Southwest corner of said Southeast quarter of the Southeast quarter; thence North 88°12'00" East along the South boundary of said Southeast quarter of the Southeast quarter, a distance of 212.95 feet; thence

North 1°48'00" West along a line perpendicular to the South boundary of said Southeast quarter of the Southeast quarter, a distance of 75.00 feet to a point on the North boundary of the right-of-way of Highway 44 and to the TRUE POINT OF BEGINNING; thence continuing

North 1°48'00" West a distance of 19.59 feet to the point to the center of the Canyon Hill Ditch; thence traversing the centerline of the Canyon Hill Ditch:

South 55°06'53" East, a distance of 8.36 feet;

North 88°00'55" East, a distance of 88.45 feet;

North 83°06'15" East, a distance of 268.42 feet; thence leaving the centerline of the Canyon Hill Ditch and continuing

South 0°11'10" East, parallel with the East boundary of said Southeast quarter of the Southeast quarter, a distance of 38.73 feet to a point of the North boundary of the right-of-way for Highway 44; thence

South 88°12'00" West, along the North boundary of said right-of-way a distance of 361.42 feet to the TRUE POINT OF BEGINNING.

Exhibit "A"

Legal Description



PAYNE GREG S
0 HWY 44
Acres 21.84
R3445600000

This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for use only as a reference. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



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: 73511

Date: 3/22/2022

Date Created: 3/22/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: GSP Farms, Inc.

Comments: CR2022-0007 Location R34456

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 Rezone with Development Agreement	CR2022-0007	\$1,235.00	\$0.00	\$0.00

Sub Total: \$1,235.00

Sales Tax: \$0.00

Total Charges: \$1,235.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	7247	\$1,235.00

Total Payments: \$1,235.00

ADJUSTMENTS

Receipt Balance: \$0.00