

# Canyon County, ID Web Map

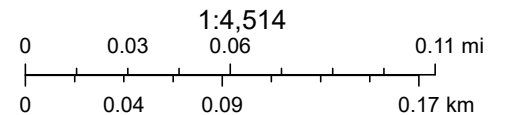


6/27/2023, 3:52:19 PM

- Multiple Parcel Search \_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline

- CanyonCountyRoads
- Roads
- Canyon County Imagery\_2019
- Red: Band\_1

- Green: Band\_2
- Blue: Band\_3



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

# MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: Shawn and Rae Lynn Kelley
	MAILING ADDRESS: 24720 Harvey Rd, Caldwell, ID 83607
	PHONE: [REDACTED] EMAIL: [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: Rae Lynn Kelley Date: 11-6-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: same as above
	COMPANY NAME: Property owner/developer
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 24720 Harvey Rd, Caldwell, ID	
	PARCEL #: R38194010A	LOT SIZE/AREA: 4.12 acres
	LOT:	BLOCK: SUBDIVISION:
	QUARTER:	SECTION: 35 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Ag	FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" 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 checked="" type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<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 checked="" type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: CR2022-0033 SD2022-0056 R2022-0040	DATE RECEIVED: 11-29-2022
RECEIVED BY: CL + Devin	APPLICATION FEE: 3200 CK MO CC CASH

# MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME:	Shawn & Rae Lynn Kelley	
	MAILING ADDRESS:	24720 Harvey RD. Caldwell, ID 83607	
	PHONE:	[REDACTED]	EMAIL: [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: *Shawn Kelley*

Date: 1/29/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	Same as above	
	COMPANY NAME:	property owner/developer	
	MAILING ADDRESS:		
	PHONE:	EMAIL:	

SITE INFO	STREET ADDRESS:	24720 Harvey RD. Caldwell, ID 83607		
	PARCEL #:	R38194010A	LOT SIZE/AREA:	4.12 acres
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
		35	5N	3W
ZONING DISTRICT:	Ag	FLOODZONE (YES/NO)		

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" 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 checked="" type="checkbox"/> <del>SHORT PLAT SUBDIVISION</del>	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<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 checked="" type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	OTHER		

CASE NUMBER:	CR 2022-0033 RD 2022-0040	DATE RECEIVED:	11-29-2022
RECEIVED BY:	CL & Devin	APPLICATION FEE:	\$3200 (CK) MO CC CASH

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

## R38194010A PARCEL INFORMATION REPORT

11/29/2022 8:56:17 AM

**PARCEL NUMBER:** R38194010A

**OWNER NAME:** KELLEY SHAWN

**CO-OWNER:** KELLEY RAE

**MAILING ADDRESS:** 13259 LOCUST LN NAMPA ID 83686

**SITE ADDRESS:** 24720 HARVEY RD

**TAX CODE:** 0320000

**TWP:** 5N **RNG:** 3W **SEC:** 35 **QUARTER:** NW

**ACRES:** 4.12

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:**

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL - Rezone R1

**HIGHWAY DISTRICT:** CANYON HWY

**FIRE DISTRICT:** MIDDLETON FIRE

**SCHOOL DISTRICT:** MIDDLETON SCHOOL DIST

**IMPACT AREA:** MIDDLETON

**FUTURE LAND USE:** Res

**IRRIGATION DISTRICT:** BLACK CANYON IRRIGATION DIST

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0235F

**WETLAND:** Riverine

**NITRATE PRIORITY:** NE CANYON CO.

**PRINCIPAL ARTERIAL:** NOT In Principal Art

**COLLECTOR:** COLLECTOR

**INSTRUMENT NO. :** 2022017705

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 35-5N-3W NW TX 22170 IN NWNW

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

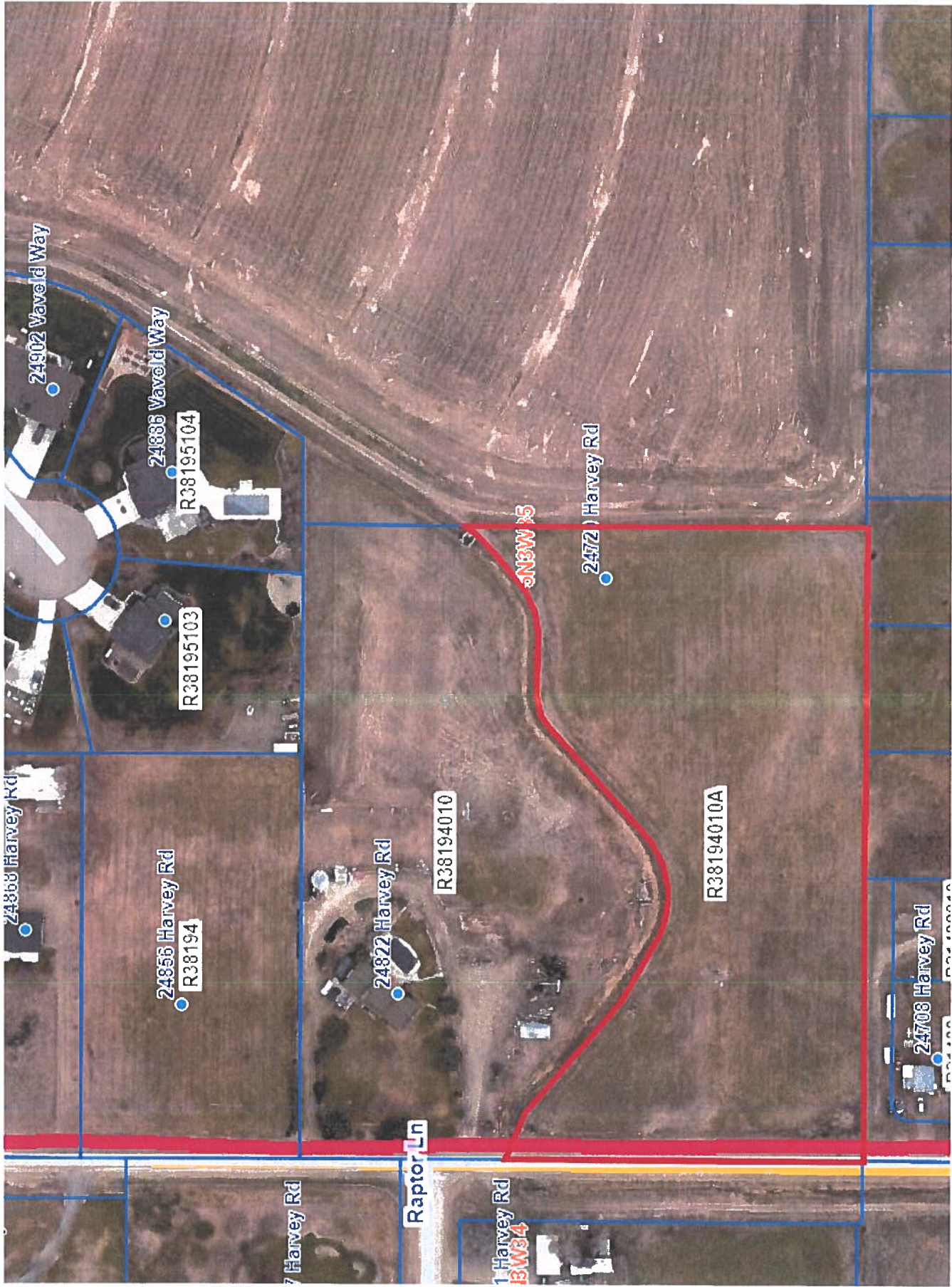
**SMALL CITY ZONING TYPE:**



### 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.



# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@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:

- Master Application completed and signed (See attached application)
  - Letter of Intent:
    - **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
      - Is the request generally consistent with the comprehensive plan?
      - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
      - Is the request compatible with surrounding land uses?
      - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
      - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
      - Does legal access to the subject property for the request exist or will it exist at the time of development?
      - 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)
      - 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)
        - **Conditional rezone** 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. See conditional rezone option disclosure below.
    - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
  - Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
  - Land Use Worksheet (map amendment only) – See attached worksheet
  - Draft of proposed ordinance change (text amendment only) **NA**
  - Deed or evidence of property interest to subject property
  - \$950 Rezone or **\$1,400** for a Conditional Rezone
  - \$2800 Text Amendment
- (Fees are non-refundable)

**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: *Eric Lynn Kelley*

DSD Planner: \_\_\_\_\_

Associated Case No: \_\_\_\_\_

Dan Lister, Planning Official  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave. Room 310  
Caldwell, ID 83605

RE: Letter of Intent – Parcel No. R38194010A  
Zoning Map Amendment/Conditional Rezone, Preliminary Plat & Private Road

Dear Mr. Lister:

Please accept the enclosed applications for a Zoning Map Amendment/Conditional Rezone with a Development Agreement, Preliminary Plat and Private Road for the development of Parcel #R38194010A0, generally located on the east side of Harvey Rd., approximately ¼ mile south of Purple Sage Rd., within the City of Middleton's Area of Impact.

**Zoning Map Amendment/Conditional Rezone:**

The property consists of 4.12 acres of land currently zoned for Agricultural use in Canyon County. A zoning map amendment and conditional rezone to R-1 is proposed consistent with the zoning amendment criteria listed in CCZO §07-06-05 and §07-06-07(6), as detailed below.

The proposed R-1 (residential) zoning is consistent with the Comprehensive Plan future land use designation of Residential for the property and is more appropriate than the existing agricultural zoning for the property due to the residential nature of the area.

The abutting property to the east is zoned CR-R1 and is in the process of developing with 1+/- acre lots; the abutting properties to the north and south and across Harvey Rd. to the west are all zoned Agricultural and developed with residential uses. The proposed R-1 zoning and residential use of the property will be compatible with adjacent land uses and will not negatively affect the character of the area. Proposed lot sizes will be slightly larger but generally comparable to those to the south.

Each of the proposed building lots will be developed with its own well and septic system and drainage, irrigation, and utilities will be provided for each lot.

A legal access exists to this property from Harvey Rd. A private road is proposed from Harvey Rd. for access to the proposed lots. Public street improvements are not required with the proposed map amendment in order to provide access to and from the subject property.

Approval of the proposed map amendment/conditional rezone and subsequent development should have minimal impacts on essential public services and facilities, such as schools, police, fire and emergency medical services as only three (3) building lots are proposed.

We are amenable to the requirement of a Development Agreement as a provision of the rezone that ties future development to that proposed with this application.

**Preliminary Plat:**

A preliminary plat consisting of three (3) residential building lots is proposed with each lot consisting of an average minimum lot size of 1 acre as required in the R-1 district. No open space lots are proposed or required. Each lot will be improved with a well and septic system and adequate drainage, irrigation and utilities will be provided. Because the proposed lot sizes are compatible with those to the south, there should be no adverse impacts on those properties. A waterway separates this property from the property to the north and provides a natural buffer and separation.

A lot for a private road is proposed for access from Harvey Rd. to the proposed building lots and will be constructed to the standards for 100 average daily trips or less.

Because there isn't any curb, gutter or sidewalk along Harvey Rd. in this area, we request a waiver from these requirements.

Sincerely,

Shawn & Rae Lynn Kelley





Rae Lynn Kelley &lt;kelleyr12@gmail.com&gt;

**Area of Impact requirements**

2 messages

**Rae Lynn Kelley** <kelleyr12@gmail.com>  
To: jreynolds@middletoncity.com

Fri, Sep 2, 2022 at 9:09 AM

Good Morning,

My name is Rae Lynn Kelley. My husband Shawn and I are applying to the Canyon County Planning Commission to rezone our property and subdivide it. We are technically a Caldwell address (24720 Harvey Road, Caldwell), but they advised us to contact the City of Middleton since it is in the impact zone. We talked with you briefly on Wednesday and really appreciated your time and expertise. I am following up with an email for the details and record of what Middleton would require from us. My phone number is 208-369-0751 if you have any questions.

Thanks again!  
Rae L Kelley

**Jennica Reynolds** <jreynolds@middletoncity.com>  
To: Rae Lynn Kelley <kelleyr12@gmail.com>  
Cc: Roberta Stewart <rstewart@middletoncity.com>

Tue, Sep 6, 2022 at 2:45 PM

Mrs. Kelley,

Thank you for your email. Per our conversation I am attaching the "mini preannexation agreement" in which you would carve out a utility corridor for utilities once Middleton City Limits reach your property. If this is something you are interested in the City looks forward to working with you to finalize the agreement.

*Thanks so much,**Jennica Reynolds*

City of Middleton

Deputy Clerk, Planning

208-585-3133

[jreynolds@middletoncity.com](mailto:jreynolds@middletoncity.com)

[Quoted text hidden]

 **FORM - Updated Consent to Annex Utility Corridor.pdf**  
155K

# 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 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: 24720 Harvey RD.	Parcel Number: R38194010A
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date: 7-16-22	Number of Acres: 4.12 Current Zoning: Ag
Description of the Request: See attached letter	

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Same as above		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

### MEETING INFORMATION

DATE OF MEETING: 7/29/22	MEETING LOCATION:
MEETING START TIME:	MEETING END TIME:

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Gerald Harbel	<i>Gerald Harbel</i>	24633 Adele Ln 83607
2. Gwen Atwood	<i>Gwen Atwood</i>	13874 Gary Ln 83607
3. Denise Matlocks	<i>Denise Matlocks</i>	24708 Harvey Rd
4. MARILYN REFSLOW	<i>M. Refslow</i>	24686 HARVEY RD 83602
5. Sgt. J. Nikke	<i>Sylvia Nikopoulos</i>	13900 Gary Lane 83607
6. Bryanna Pugh	<i>Bryanna Pugh</i>	13950 Jenny Ln 83607
7. Tamara Cecil	TAMARA Cecil	13875 Gary Ln 83607
8. Melissa Drees	<i>Melissa Drees</i>	13780 Gary Ln 83607
9. Mary & Dan Stubb	<i>Mary &amp; Dan Stubb</i>	13930 Gary Ln

10.	Joni Grier	Joni Green	24910	Falcon Ln	Caldwell
11.	Just Giles	Just Giles	24613	Harvey Rd	Caldwell
12.	Patti Giles	Patti Giles	24613	Harvey Rd	Caldwell
13.	Steve & Shari	Garrick	13825	Seung Lane	Caldwell
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):

Rae Lynn Kelley \_\_\_\_\_

APPLICANT/REPRESENTATIVE (Signature):

*Rae Lynn Kelley* \_\_\_\_\_

DATE: 11 / 29 / 22

# LAND USE WORKSHEET

## 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



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? 3 total

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:** No surface  
 Surface  Irrigation Well  None  
ground water through IOWB

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

- Pressurized  Gravity

5. **ACCESS:** Private Rd  
 Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**

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

7. **FENCING**  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)

canal on north side of property

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 43       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common \_\_\_\_\_       Non-Buildable 1 (private road)

**2. FIRE SUPPRESSION:**

- Water supply source: see attached letter from Fire Department

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

- Sidewalks       Curbs       Gutters       Street Lights       None

**NON-RESIDENTIAL USES**

N/A

**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**

N/A

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

- Building     Kennel     Individual Housing     Other \_\_\_\_\_

**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: \_\_\_\_\_

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

**FIRE DEPARTMENT ACCESS AND WATER SUPPLY  
RESIDENTAL CONSTRUCTION APPLICATION**

PLEASE PRINT

Date: 4/19/2022

Contractor: Top to Bottom Construction		Contact: Shawn Kelley	<input checked="" type="checkbox"/> Owner Build
Address: 3684 W South Slope		City: Emmett	Zip: 83617
Phone/Mobile: (208) 697-8306		Email Address: skllet@gmail.com	
Owner(s): owner builder			
Address:		City:	Zip:
Phone/Mobile:		Email Address:	
PROJECT INFORMATION			
Project Location: 0 TBD Harvey Lane		County: Canyon	
Legal Description: Part of the Northwest 1/4 of 1 Lot:		Block:	Subdivision: na
Total Acres: 4.12	Total Sq. Ft.:	Stories Above Grade:	Stories Below Grade:
APPARATUS ACCESS & TURN-AROUND			
<i>Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders with an unobstructed vertical clearance of not less than 13 feet 6 inches. The surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Access roads over 150ft from the public roadway will require emergency turnaround.</i>			
How many dwellings will access the road? 1		Road/Driveway Length: 655ft	
Will the road have a gate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Is the road 7% grade or less? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
WATER SUPPLY			
<i>Fire Flow and Water Supply - One- and two-family dwellings not exceeding 3,600 square feet require a fire flow of 1,000 gallons per minute for a duration of 1 hour to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.</i>			
Is the dwelling within 1000ft from an approved fire hydrant?		<input type="checkbox"/> Yes - Location:	<input checked="" type="checkbox"/> No
APPLICANT COMMENTS			
FIRE CODE OFFICIAL USE ONLY			
Apparatus Access and Turn-Around <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a		Application & Plans Received: (Date By) 4/19/22 aa DB	
Water Supply <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a Type:		Permit Fee: \$100.00 <input checked="" type="checkbox"/> Paid <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card Check # 1003	
Knox Box or Gate Switch <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a Type:		Fire Authority Having Jurisdiction: Middleton RED	
Notes: Drive way / Turn-Around Approved as submitted * 2 hr fire wall shop / living		Fire District Permit # 22 MS-068	
		City/County Jurisdiction: Canyon CU	
		County/City Permit #	
		Emergency Access and Water Supply Application Status	
		<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
		Fire Code Official: [Signature]	Date: 5/19/22

(208) 286-7772  
11665 W. STATE ST., SUITE B  
STAR, IDAHO 83669

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

**FIRE DEPARTMENT ACCESS AND WATER SUPPLY  
RESIDENTIAL CONSTRUCTION APPLICATION SUMMARY**

**PROJECT INFORMATION**

Review Date: 5/19/22 Fire District Permit # 22MS-068 Fire Code Official U. ISAAS  
Project Location: TBA HARVEY Lane  
Authority Having Jurisdiction:  Middleton Rural Fire District  Star Fire Protection District

**MEMORANDUM OF UNDERSTANDING**

I understand that the above reference permit shall expire one (1) year from the date of issue. If a Certificate of Inspection has not been obtained by the Fire District before the review date above, I understand that the permit shall be void, and a new plan review and permit (with accompanying fees and code changes) must be obtained.

I understand that the attached permit defines requirements that I have agreed to meet, and that my project shall be completed within those requirements and in accordance with the drawings. I have provided the Fire Code Official. I understand that significant (in the Fire Code Officials judgment) deviation from the approved drawings or permit document will result in the voiding of the permit and require a new plan review and permit to be issued.

The Fire Code Official has provided me with copies of the following documents:

- Application/Permit
- Memorandum of Understanding
- Required Inspection List

I understand that I am responsible for scheduling required inspections with the Fire District in a timely manner.

I understand that re-inspections will carry an additional fee, as described in the Fee Schedule, which must be paid to the Fire District before issuance of Certificate of Inspection.

I certify that I am the Builder or Owner of this project, or I am an authorized agent and empowered to sign this document.

Builder/Owner Signature: Que Lynn Kelley Date: 5-20-22 Fire Code Official: U. ISAAS

**REQUIRED INSPECTIONS**

FIRE DEPARTMENT ACCESS

- Driveway
- Knox Box
- Knox Gate Switch
- Turnaround
- Address
- Other: \_\_\_\_\_

WATER SUPPLY

- NFPA 13D Sprinkler System
  - Hydro Inspection
  - Rough to cover
  - Tinting
  - Water flow
  - Final Inspection
- Other: \_\_\_\_\_

To schedule an inspection with the Fire Code Official, contact our Fire District Headquarters at (208) 286-7772. Provide the permit number, address, and inspection type. Inspections will be scheduled within 24-48 hours.

(208) 286-7772  
11665 W. STATE ST., SUITE B  
STAR, IDAHO 83669





775 S. Rivershore Ln., Ste. 120  
Eagle, ID 83616

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

File No. 803478 BR/DM

**2022-017705**  
RECORDED  
**04/01/2022 10:38 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 SCARDENAS \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

For Value Received Jennifer Lee Sala, a single woman hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Shawn Kelley and Rae Kelley, husband and wife hereinafter referred to as Grantee, whose current address is 13259 Locust Lane Nampa, ID 83686 The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

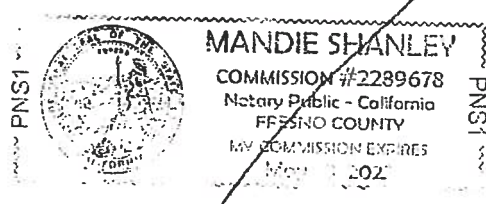
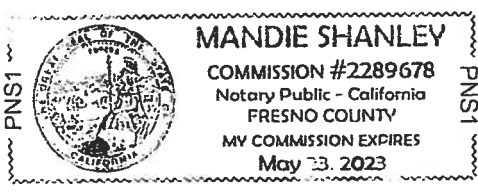
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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: 3/29/22  
Jennifer Lee Sala  
Jennifer Lee Sala

State of California, County of Fresno

This record was acknowledged before me on March 29, 2022 by Jennifer Lee Sala

Mandie Shanley  
Signature of notary public  
Commission Expires: 5/23/23



# Notice of Neighborhood Meeting for Zoning Ordinance Map Amendment Pre-application Requirement for a Public Hearing

June 16, 2022

Dear Neighbor:

We are in the process of submitting an application for a Zoning Ordinance Map Amendment 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 (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the 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 postal mail, newspaper publication, and/or a display on the property for which the Zoning Ordinance Map Amendment is applied.

**The Neighborhood Meeting details are as follows:**

**Date: Wednesday, June 29, 2022**

**Time: 7:00 PM**

**Location: East side of Harvey Rd., just south of Raptor Ln. and the canal**



**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 77219

**Date:** 11/29/2022

**Date Created:** 11/29/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Rae Lynn Kelley

**Comments:** CR2022-0033, SD2022-0056, RD2022-0040

**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	CR2022-0033	\$1,400.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0056	\$1,500.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0056	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0056	\$40.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0056	\$160.00	\$0.00	\$0.00

**Sub Total:** \$3,200.00

**Sales Tax:** \$0.00

**Total Charges:** \$3,200.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1031	\$3,200.00

**Total Payments:** \$3,200.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncountv.id.gov](mailto:zoninginfo@canyoncountv.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Shawn & Rae Lynn Kelley [Redacted] \_\_\_\_\_  
Name \_\_\_\_\_ Daytime Telephone Number \_\_\_\_\_  
24720 Harvey Rd Caldwell, ID 83607 \_\_\_\_\_  
Street Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

Representative Name same as applicant \_\_\_\_\_  
Daytime Telephone Number / E-mail Address \_\_\_\_\_  
Street Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

Location of Subject Property: East side of Harvey Rd, just south of Raptor Ln. Caldwell  
Two Nearest Cross Streets or Property Address \_\_\_\_\_ City \_\_\_\_\_

Assessor's Account Number(s): R 38194010A Section 35 Township 5N Range 3W

This land:

- Has water rights available to it.  
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"**

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the Irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.

1. Are you within an area of negotiated City Impact?  Yes  No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Self-contained

Drainage: Self-contained

3. How many acres is the property being subdivided? 4.12 acres

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 1 inch an acre per year

6. How is the land currently irrigated?  Sprinkler  Surface  Above Ground Pipe  Irrigation Well  Underground Pipe

7. How is the land to be irrigated after it is subdivided?  Sprinkler  Surface  Above Ground Pipe  Irrigation Well  Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

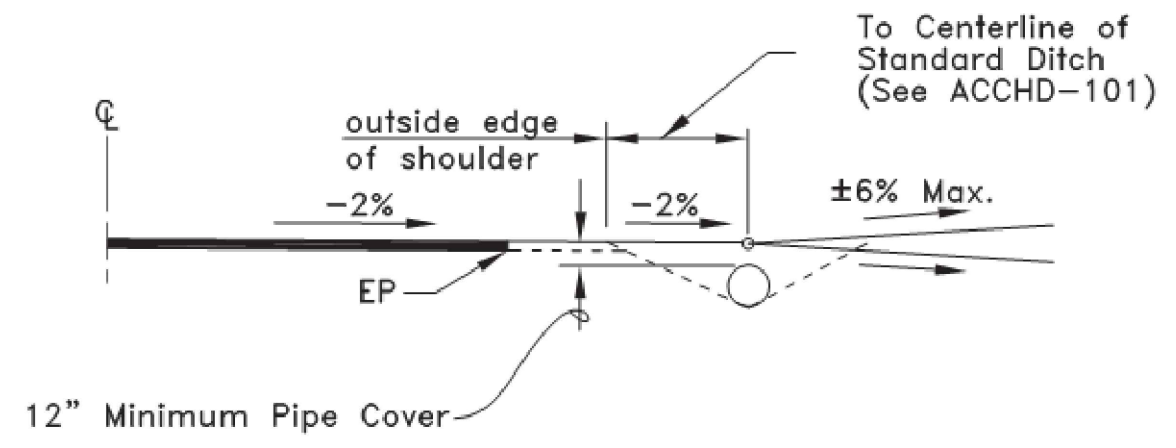
9. Are there irrigation easement(s) on the property?  Yes  No

10. How do you plan to retain storm and excess water on each lot?

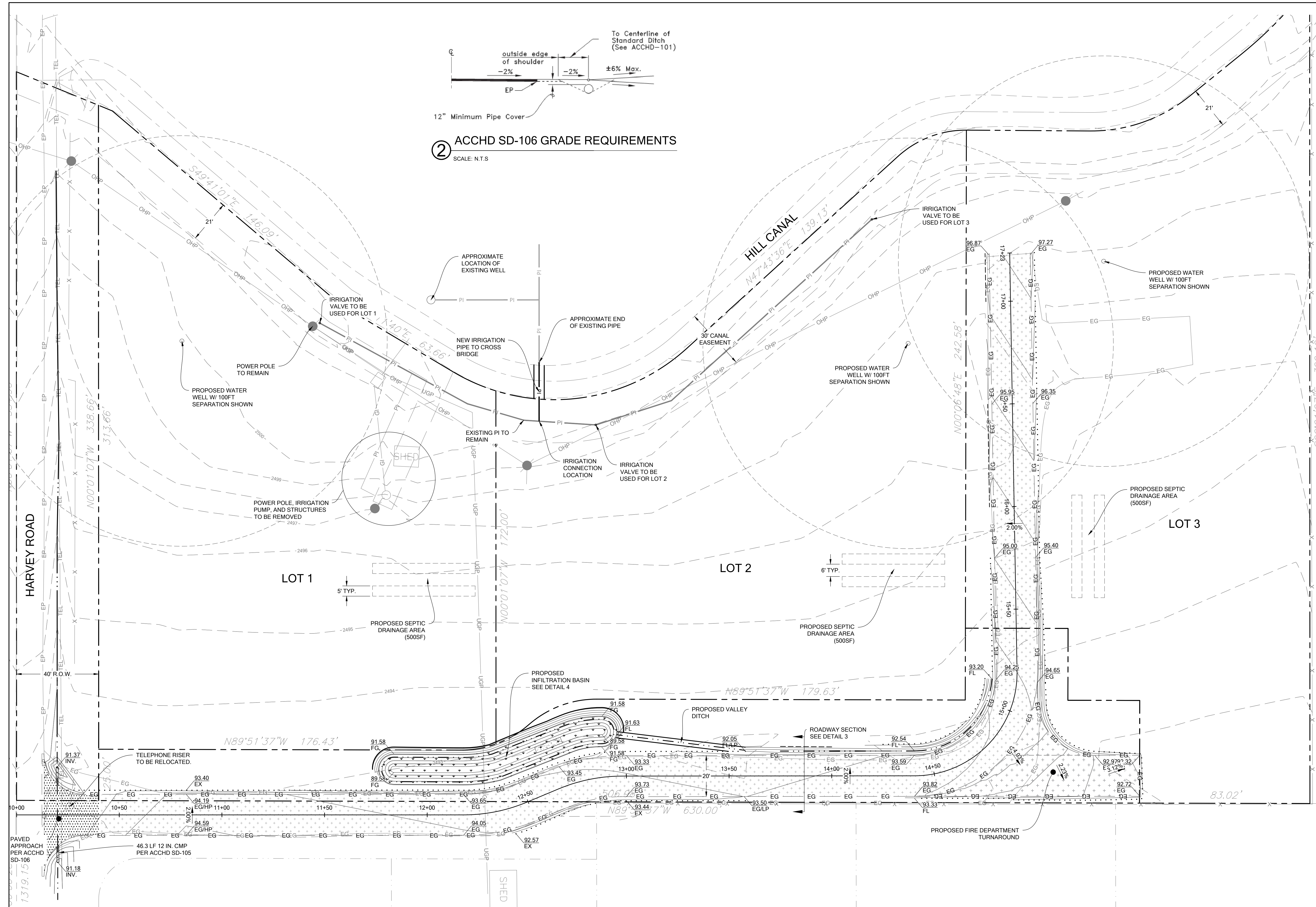
See attached drawing  
\_\_\_\_\_  
\_\_\_\_\_

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

See attached drawing  
\_\_\_\_\_  
\_\_\_\_\_

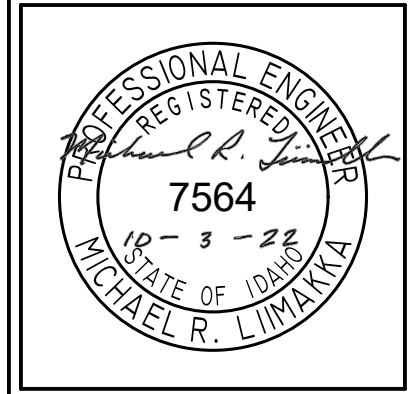


**2 ACCHD SD-106 GRADE REQUIREMENTS**  
SCALE: N.T.S.



**1 PRELIMINARY SITE PLAN**  
SCALE: 1" = 20'

Drawings not to be reproduced without written permission from Alpha Omega Engineering LLC.



**HARLEY ESTATES**  
24822 HARVEY ROAD, CALDWELL

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22027  
DATE: 09-20-22  
DRAWN BY: KKE

SHEET TITLE:  
**GRADING PLAN**

SHEET NO.:  
**C1.0**

REVIEW SET - NOT FOR CONSTRUCTION - 10/03/22



PRELIMINARY PLAT OF  
**HARLEY ESTATES SUBDIVISION**  
 PART OF THE NW 1/4 OF THE NW 1/4 OF  
 SECTION 35, T. 5 N., R. 3 W., B.M.  
 CANYON COUNTY, IDAHO  
 2022



VICINITY MAP  
 SCALE: 1"=1000'

CHRISTINA TUCKER  
 24847 HARVEY RD.  
 CALDWELL, ID 83607

UNPLATTED

LEGEND

- Found Brass Cap
- Found 5/8" rebar
- Found Aluminum Cap
- Found 1/2" rebar
- Record Distance
- Lot Number
- P.O.B. Point of Beginning
- Boundary Line
- Section Line
- Lot Line
- Centerline
- Easement Line
- Existing Fence Line
- Contour Line
- Existing Telephone Line
- Existing Overhead Power
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Top of Bank

**SITE:**  
 CURRENT ZONING: AG  
 PROPOSED ZONING: R-1  
 LOT SIZE MIN.: 45,973 SF/1.06 AC  
 TOTAL AREA: 179,444 SF/4.12 AC  
 SITE ADDRESS: 0 HARVEY ROAD

OWNER/DEVELOPER:

SHAWN AND RAE KELLEY  
 0 HARVEY ROAD  
 CALDWELL, ID. 83607  
 208-697-8306

LAND SURVEYOR:  
 JEREMY FIELDING  
 EAGLE LAND SURVEYING, LLC.  
 106 W. MAIN ST. UNIT D  
 MIDDLETON, ID. 83644  
 208-861-7513

RANDALL RDWLAND  
 24760 FALCON LN.  
 CALDWELL, ID 83607

CAREY MATTOCKS  
 24708 HARVEY RD  
 CALDWELL, ID 83607

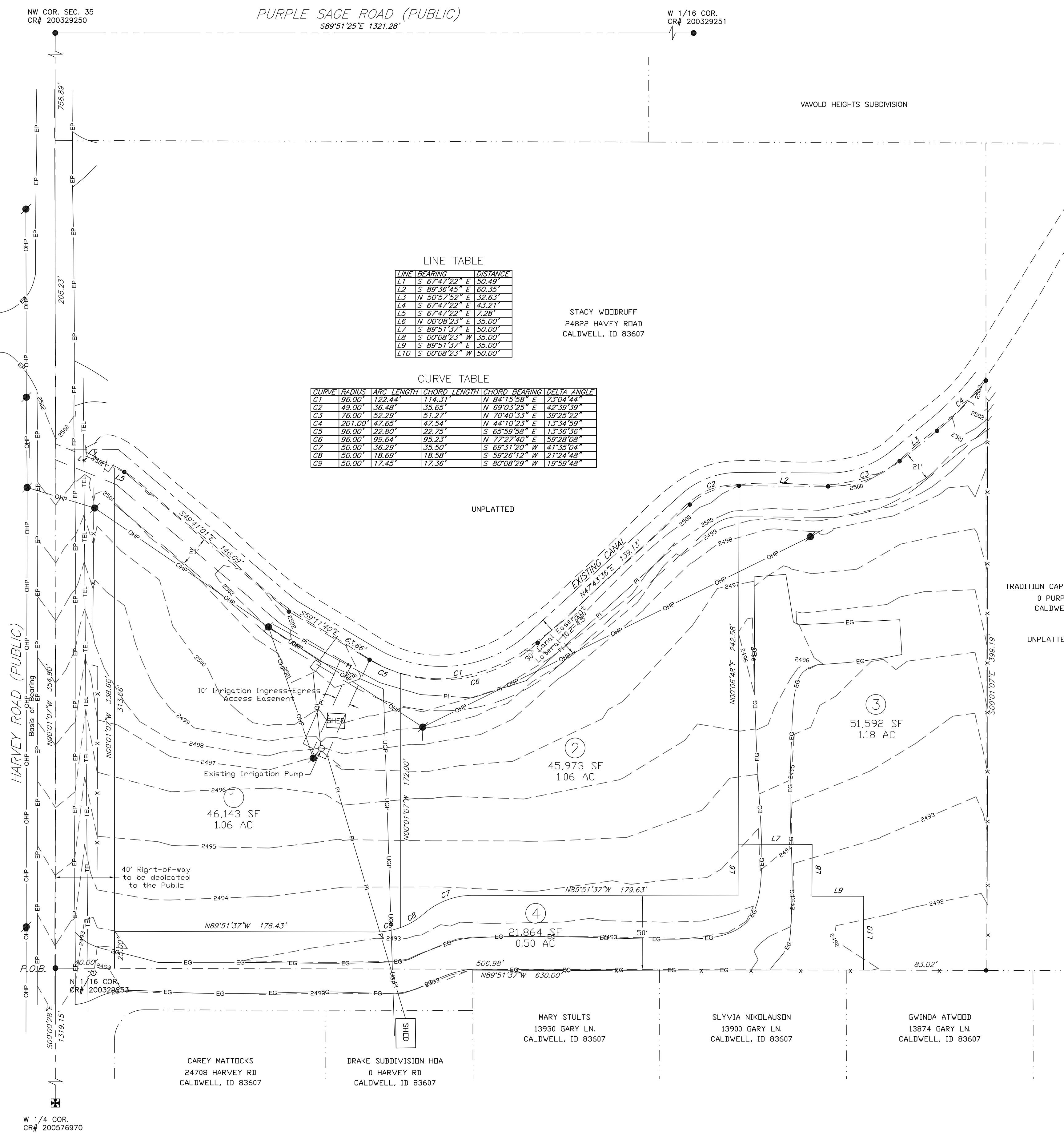
DRAKE SUBDIVISION HDA  
 0 HARVEY RD  
 CALDWELL, ID 83607

MARY STULTS  
 13930 GARY LN.  
 CALDWELL, ID 83607

SYLVIA NIKOLAUSON  
 13900 GARY LN.  
 CALDWELL, ID 83607

GWINDA ATWOOD  
 13874 GARY LN.  
 CALDWELL, ID 83607

THOMAS PDRTER  
 13854 GARY LN.  
 CALDWELL, ID 83607

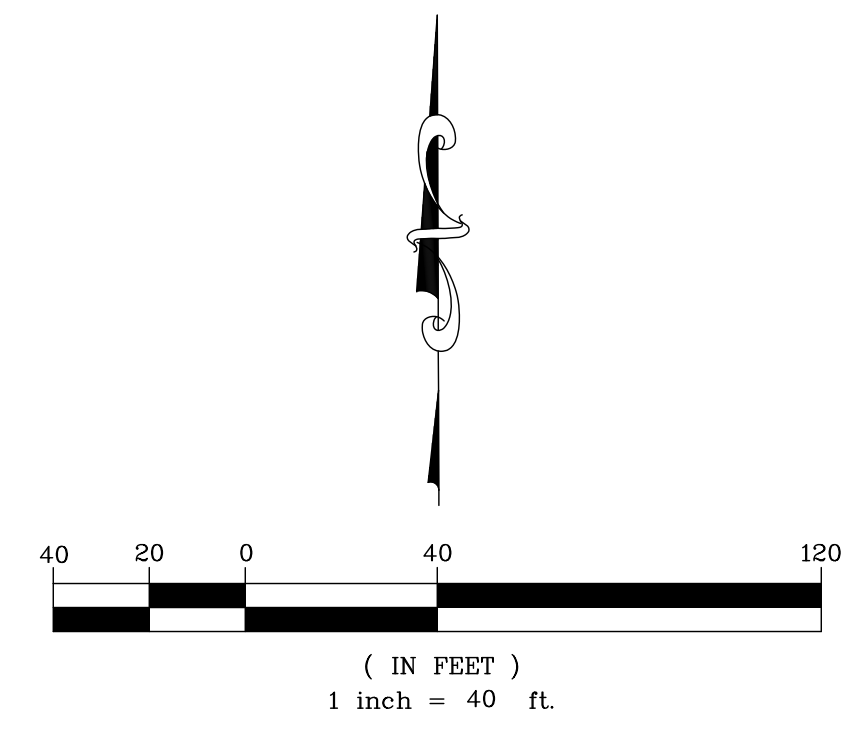


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°47'22" E	50.49'
L2	S 89°36'45" E	60.35'
L3	N 50°57'52" E	32.63'
L4	S 67°47'22" E	43.21'
L5	S 67°47'22" E	7.28'
L6	N 00°08'23" E	35.00'
L7	S 89°51'49" E	35.00'
L8	S 00°08'23" W	35.00'
L9	S 89°51'49" E	35.00'
L10	S 00°08'23" W	35.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	96.00'	122.44'	114.31'	N 84°15'58" E	73°04'44"
C2	49.00'	36.48'	35.63'	N 60°33'26" E	42°33'39"
C3	76.00'	52.29'	51.27'	N 70°40'33" E	39°25'22"
C4	201.00'	47.65'	47.54'	N 44°10'23" E	13°34'59"
C5	96.00'	22.80'	22.75'	S 65°59'58" E	13°36'36"
C6	96.00'	39.64'	39.23'	N 77°27'40" E	59°22'08"
C7	50.00'	36.29'	36.50'	S 69°31'20" W	41°35'04"
C8	50.00'	18.69'	18.58'	S 59°26'12" W	21°24'48"
C9	50.00'	17.45'	17.36'	S 80°08'29" W	19°53'48"



NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. IRRIGATION WATER SHALL BE PROVIDED TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM, OWNED AND MAINTAINED BY THE HARLEY ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT.
5. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
6. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
7. LOTS BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
8. LOTS WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
9. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
10. NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.
11. NO DIRECT ACCESS TO ALLOWED TO HARVEY ROAD.
12. LOT 4, BLOCK 1, SHALL BE A PRIVATE ROAD LOT TO BE OWNED AND MAINTAINED BY THE HARLEY ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. 10-4-22 IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.  
 106 W. MAIN ST. UNIT D, MIDDLETON, ID 83644  
 (208) 861-7513; pls12220@yahoo.com

PRELIMINARY PLAT  
 OF  
 HARLEY ESTATES SUB.  
 SEC. 35, T. 5 N., R. 3 W., B.M.

REVISED:	6-24-22	SHEET	1
DATE:	6-24-22	PROJECT:	22-090
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CHECKED BY:	JBF	COPYRIGHT:	© 2022 ELS ALL RIGHTS RESERVED.