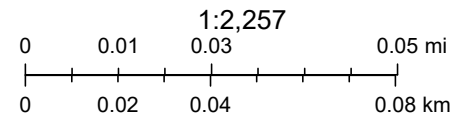


Canyon County, ID Web Map



6/27/2023, 3:37:09 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CanyonCountyRoads Hwy
- CanyonCountyRoads Roads
- ITDFunctionalClassification Other Principal Arterials
- Canyon County Imagery_2019 Red: Band_1
- Canyon County Imagery_2019 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, USGS, 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>Anatoliy Bublik</u>
	MAILING ADDRESS: <u>5506 SE Lexington St Portland OR 97206</u>
	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: Anatoliy Bublik Date: 11-18-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: <u>8160 HWY 20/26</u>	
	PARCEL #: <u>R34170</u>	LOT SIZE/AREA: <u>1 acre</u>
	LOT: _____ BLOCK: _____	SUBDIVISION: _____
	QUARTER: _____ SECTION: <u>22</u>	TOWNSHIP: <u>4 N</u> RANGE: <u>2 W. B. M</u>
	ZONING DISTRICT: _____	FLOODZONE (YES/NO): _____

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<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>RZ 2022-0015</u>	DATE RECEIVED: <u>11/18/2022</u>
RECEIVED BY: <u>Sage</u>	APPLICATION FEE: <u>\$950.00</u> CK MO <input checked="" type="radio"/> CASH

ZONING AMENDMENT CHECKLIST

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



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)~~
 - ~~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: Anatoly Bublik

DSD Planner: _____

Associated Case No: _____

Letter of Intent:

8160 HWY 20/26 Nampa ID 83687

The intent of this application is to Re-Zone Parcel # R34170 from Agricultural (AG) to Light Industrial (M-1). The intended purpose of the re-zone is open a small used car lot on the premises. We are hoping to have the re-zone apply to approximately 80% of the property, as there is a current dwelling onsite and don't hope to change the usage of the dwelling.

The parcel is located off HWY 20/26 and is currently surrounded by both Agricultural and a small portion of C-1 (Commercial) land. The property was previously used at one time as a grocery store, this is provided by evidence of a grocery store lettering on the side of the building that was built in 1960. Currently there two access points onto HWY 20/26, with easy turn in and turn out allocations. These accesses should not interfere with traffic flow on 20/26 or pattern as there is adequate space to leave and enter the premises. No city or state improvements would be necessary to the existing roadway in order to provide adequate access to the property. The current shape of the graveled driveway allows for service vehicles and emergency response units to provide services without causing congestion on the roadway. There will no change in the parcel's facilities and services that are currently located on the premises. I don't believe the re-zoning request has any significate impact on public service and facilities.

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: 8160 HWY 20/26	Parcel Number: R34170	
City: Nampa ID 83687	State: ID	ZIP Code: 83687
Notices Mailed Date: November 7 th 2022	Number of Acres: 1	Current Zoning: AEG
Description of the Request: Rezone Request for M-1 (Light industrial)		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Anatoliy Bublik		
Company Name:		
Current address: 5506 SE Lexington St		
City: Portland	State: OR	ZIP Code: 97206
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: Nov 18 th 2022	MEETING LOCATION: Nampa Public Library	
MEETING START TIME: 11:00AM	MEETING END TIME: 12:00PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS: 208.573.3262
1. Paula Drinkard Bonds	<i>[Signature]</i>	8080 E. Drinkard Ln.
2. Christine Thomas	<i>[Signature]</i>	19885 Franklin Rd 206 465 3452
3. Holly Drinkard	<i>[Signature]</i>	20185 N Franklin Blvd Nampa ID 83687
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

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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):

ANATOLIY BUBLIK

APPLICANT/REPRESENTATIVE (Signature): Anatoly Bublik

DATE: 11 / 18 / 2022.

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

November 7th 2022

Dear Neighbor,

We are in the process of submitting an application for a potential re-zone for our property located at **8160 HWY 20/26** to Canyon County Development Services (DSD). Currently the property is zoned as Agricultural (A) and are hoping to re-zone for Light Industrial (M-1). 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). The reasoning behind the Re-Zone is to have the ability to potentially open a small used car lot on the premises.

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 Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: November 18th 2022

Time: 11:00AM-12:00PM

Location: Nampa Public Library (3RD Floor Board Room)

Property description: 215 12th Ave S Nampa ID 83651

The project is summarized below:

Site Location: 8160 Hwy 20/26 Nampa ID 83687

Proposed access: Off 20/26

Total acreage: 1 Acre

Proposed lots: R34170

We look forward to the neighborhood meeting and encourage you to attend. At that time, we 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 we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you plan on attending the meeting or have any prior questions, it would be helpful if you let us know in advance so we can prepare accordingly. Please send me an email at Daniel.bublik@gmail.com and or give me a call at 503 290 9055.

Sincerely, 

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? _____

- 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

- 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)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ 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: Used vehicle sales

2. DAYS AND HOURS OF OPERATION:

- Monday 10:00 AM to 6:30pm
 Tuesday 10:00 AM to 6:30pm
 Wednesday 10:00 AM to 6:30pm
 Thursday 10:00 AM to 6:30pm
 Friday 10:00 AM to 6:30pm
 Saturday 10:00 AM to 6:30pm
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 1 only property users No

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

Height: 4 ft Width: 8 ft. Height above ground: _____ ft

What type of sign: _____ Wall Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 10

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

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: _____



2014-018770
 RECORDED
05/27/2014 03:16 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=1 MBROWN \$10.00
 TYPE DEED
 TITLEONE BOISE
 ELECTRONICALLY RECORDED

Order Number: 14235994

Warranty Deed

For value received,

Eva June Young, Trustee of The Eva June Young Living Trust

the grantor, does hereby grant, bargain, sell, and convey unto

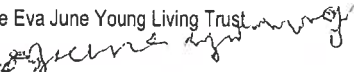
Anatoliy Bublik and Vera Bublik, husband and wife

whose current address is 8160 Highway 20/26 , Nampa ID 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Commencing at the Southeast corner of Section 22 in Township 4 North, Range 2 W.B.M., and bearing North 50 feet along the East boundary line of the aforesaid Section 22 to the North boundary line of the State Highway, also known and designated as U.S. Highway No. 20, and Franklin Lane; thence West 750 feet along the North boundary line of aforesaid State highway to the Real Point of Beginning; thence continuing West 272.25 feet along the North boundary line of said Highway; thence North 160 feet; thence East 272.25 feet, thence South 160 feet on a line parallel with the East boundary line of said Section 22 to the Real Point of Beginning

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

The Eva June Young Living Trust
 By: 

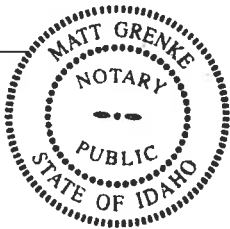
 Eva June Young, Trustee

State of Idaho, County of Canyon, ss.

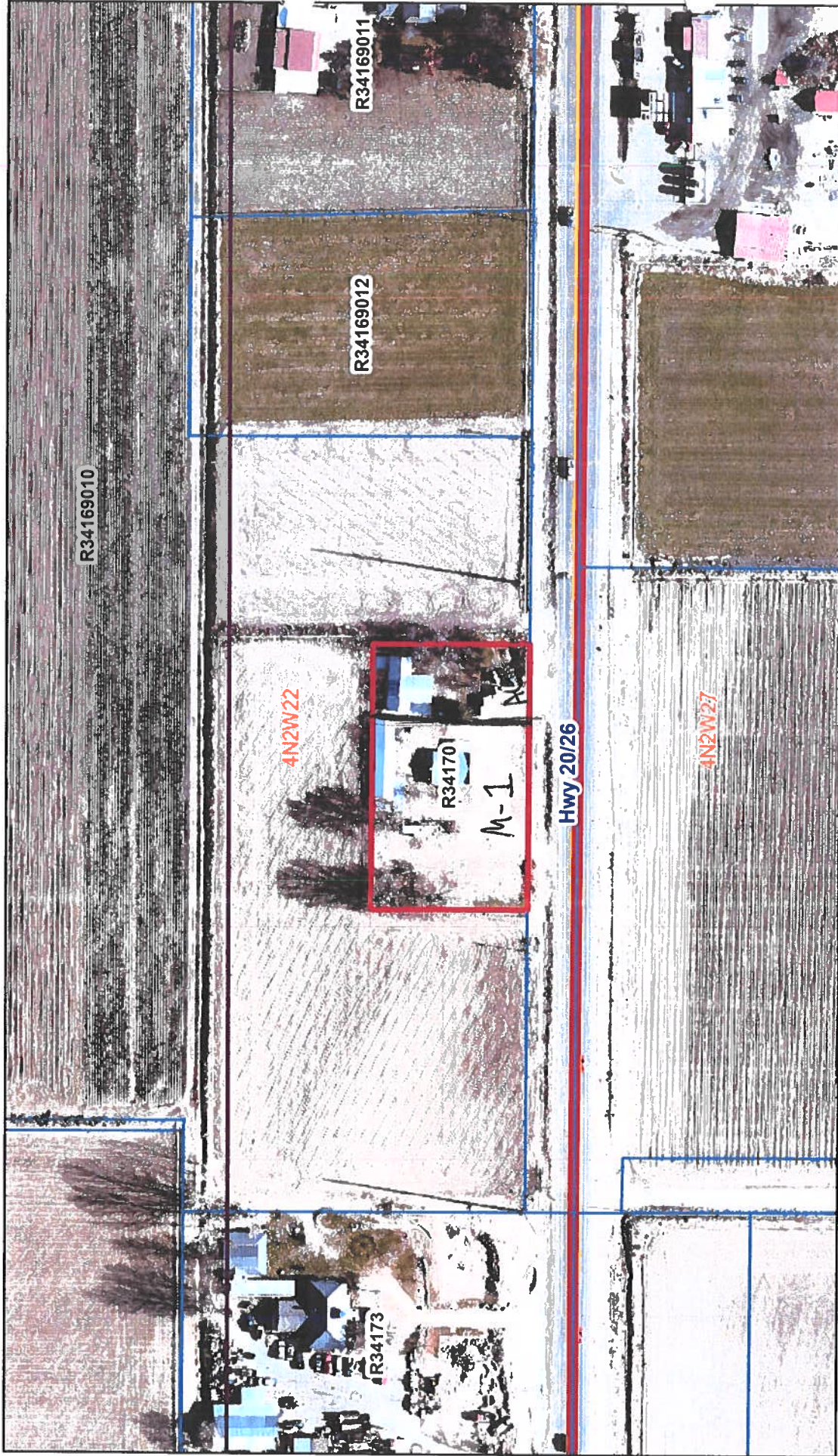
On this 21st day of May in the year of 2014, before me, the undersigned, a notary public in and for said state personally appeared Eva June Young, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Eva June Young Living Trust and acknowledged to me that she executed the same as trustee.



 Notary Public
 My Commission Expires:
 (seal)
 Residing in Star Idaho
 My Commission Expires 7/9/2017



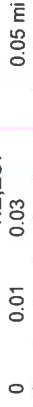
Canyon County, ID Web Map



11/3/2022, 4:00:32 PM

- Parcel Number Search _Query result
- Hydro_NHDFlowline
- PARCELTOOL_FINAL
- CanyonCountyRoads
- Hwy
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Canyon County Imagery_2019
- Red: Band_1

1:2,257



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

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: 77131

Date: 11/18/2022

Date Created: 11/18/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Anatoliy Publik

Comments:

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Zoning Amendment (Rezzone)	RZ2022-0015	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	124678546	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00