

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: Gary L Goodwin
	MAILING ADDRESS: 16982 Madison Rd, Nampa, Id, 83687
	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: Nancy J. Goodwin

Date: 12-15-2022

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

SITE INFO	STREET ADDRESS: 16982 Madison Rd, Nampa, Id 83687	
	PARCEL #: 31008000 0	LOT SIZE/AREA: 1.4A
	LOT: BLOCK: SUBDIVISION: 10-3N-2W NE TX 18A IN NE V4	
	QUARTER: SECTION: 10 TOWNSHIP: 3N RANGE: 2W	
	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: RZ 2022-0016	DATE RECEIVED: 12/15/22
RECEIVED BY: Maddy Vander Veen	APPLICATION FEE: \$950 (CK) MO CC CASH

Revised 1/3/21

2030 Comp Plan dr

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** *CK 179*
 - ~~\$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: _____

DSD Planner: _____

Associated Case No: R22022-0016

We are changing To light Industrial To
Accomplish Compliance with the county,

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: 16982 Madison Rd.	Parcel Number: 310080000
City: Nampa	State: Id ZIP Code: 83687
Notices Mailed Date: Dec. 2, 2022	Number of Acres: 1.4 Current Zoning: Ag
Description of the Request: Change zoning To light Industrial	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Gary Goodwin
Company Name:
Current address: 16982 Madison Rd
City: Nampa State: Id ZIP Code: 83687
Phone: [REDACTED] Cell: same Fax:
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 12-14-2022	MEETING LOCATION: 16982 Madison Rd, Nampa, Id
MEETING START TIME: 1 PM	MEETING END TIME: 1:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Debra Goodwin	<i>Debra Goodwin</i>	Address above
2. Gary Goodwin	<i>Gary Goodwin</i>	Above Address
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.


12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Gary Goodwin

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12 / 14 / 2020

NOTICE OF NEIGHBORHOOD MEETING

December 2, 2022

Dear Neighbor:

We are in the process of submitting an application for a REZONE 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 Section 07-01-15). **THE COUNTY IS REQUIRING US TO CHANGE THE ZONE DESIGNATION. WE ARE NOT MAKING ANY CHANGES TO OUR EXISTING PROPERTY.**

This meeting is for information 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 Permit is applied.

The Neighborhood Meeting details are as follows:

Date: December 14, 2022
Time: 1:00 PM
Location: 16982 Madison Road, Nampa, Idaho
Property Description: 10-3N-2W NE TX 18A IN NE 1/4

The project is summarized below:

Site Location: 16982 Madison Road, Nampa, Idaho (corner of Cherry Lane and Madison Road)
Proposed Access: 16982 Madison Rd
Total Acreage: 1.4 acres
Proposed Lots: 1

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 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 have any questions prior the meeting, please contact me by phone (208-249-9497), email (garygoodwin2@hotmail.com), or correspondence (address above).

Sincerely,

Gary Goodwin

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: Chain Link Height: 6'

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)

N/A

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial 1
 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: RV Storage

2. DAYS AND HOURS OF OPERATION:

- Monday 9 AM to 5 pm
 Tuesday 9 AM to 5 pm
 Wednesday 9 AM to 5 pm
 Thursday 9 AM to 5 pm
 Friday 9 AM to 5 pm
 Saturday 9 AM to 5 pm
 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: 3 ft Width: 3 ft. Height above ground: 8 ft

What type of sign: Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 40

Is there is a loading or unloading area? no

ANIMAL CARE RELATED USES

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

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

- Building Kennel Individual Housing Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?** N/A

- Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL** N/A

- Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____

PN 18964

9015980

WARRANTY DEED

FOR VALUE RECEIVED GARY L. RICHARDSON and DEE A. RICHARDSON,
husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto GARY L. GOODWIN and DEBRA JO
GOODWIN, husband and wife

the Grantees, whose address is ~~3016~~ 16982 ¹¹⁰⁸ MADISON AVE, NAMPA, ID 83687

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS
REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns
forever. And the said Grantors do hereby covenant to and with the said Grantees, that they the owners in fee simple of said
premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1990 and
subsequent years, covenants, conditions, restrictions and easements of record;

and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: August 24, 1990

Gary L. Richardson 8-28-90

GARY L. RICHARDSON

Dee A. Richardson 8-28-90

DEE A. RICHARDSON

STATE OF IDAHO
COUNTY OF CANYON

On this 28th day of August, 1990, before me a
notary public, personally appeared GARY L. RICHARDSON
AND DEE A. RICHARDSON, known or identified to me to be
the person(s) who(se) name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they
have executed the same.

Jeri Bronger

Notary Public
Residing at CALDWELL, Idaho
My commission expires: 2-16-96

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

EXHIBIT "A"

A tract of land located on the Northwest Quarter of the Northeast Quarter of Section 10, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a railroad spike marking the Quarter corner common to Sections 3 and 10, Township 3 North, Range 2 West, Boise Meridian; thence

South 89° 50' 20" East along the section line common to said Sections 3 and 10, 264.00 feet to a steel pin; thence

South 216.84 feet to a steel pin; thence

West 264.00 feet to a point; thence

North 217.61 feet to the POINT OF BEGINNING;

EXCEPT any portion lying within the right of way for Cherry Lane and Madison Road.

9015980

RECORDED

90 AUG 29 PM 1 22

HEIDI KERR

CANYON CNTY RECORDER

BY

D. Cherry

REQUEST: PIONEER -- NAMPA

TYPE: Block FOR: 600

SCHEDULE B SECTION I
Commitment

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: 77433

Date: 12/15/2022

Date Created: 12/15/2022 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Gary Goodwin
Comments: RZ2022-0016

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2022-0016	\$950.00	\$0.00	\$0.00
Sub Total:		\$950.00		
Sales Tax:		\$0.00		
Total Charges:		\$950.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	000179	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00