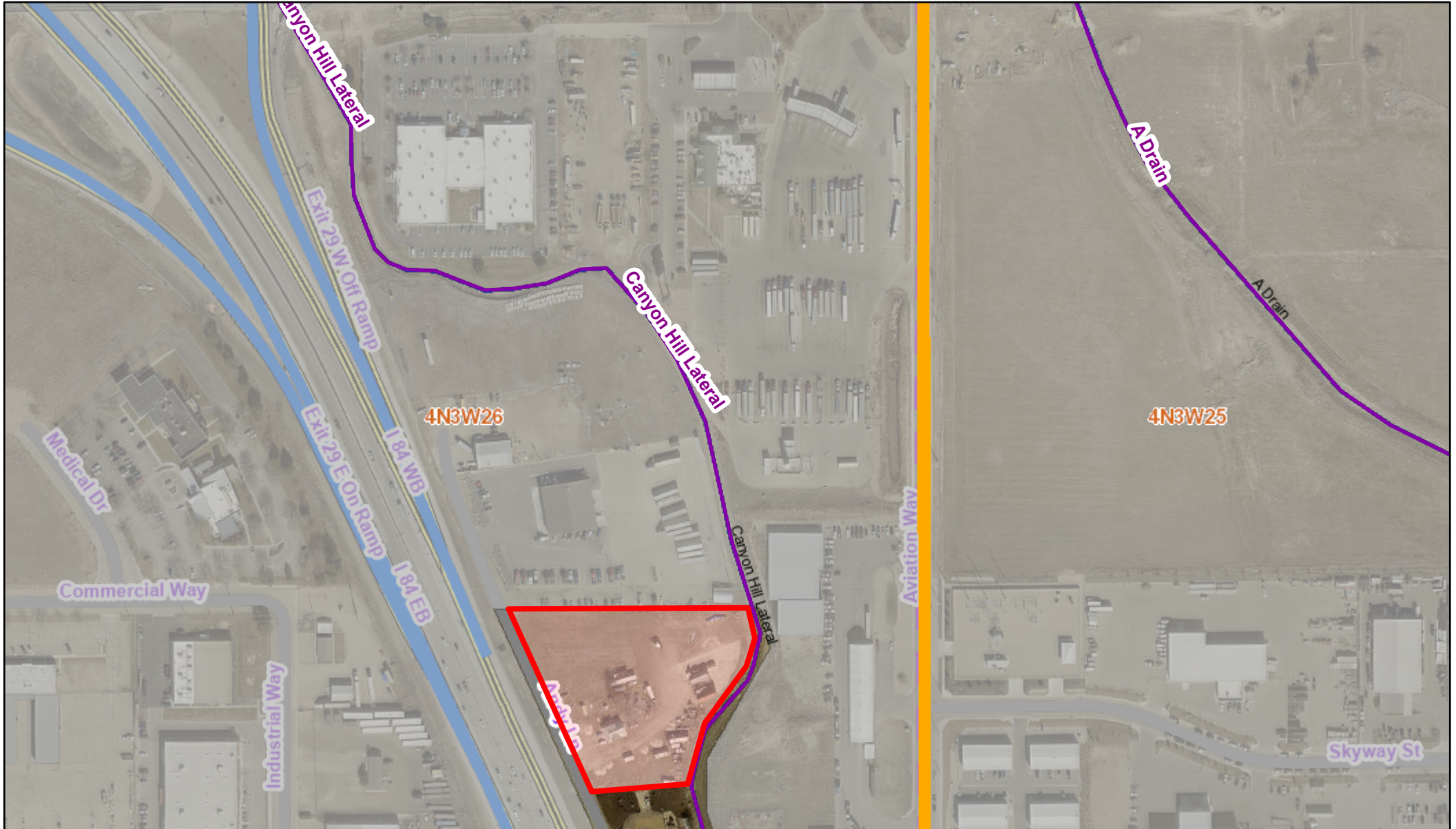
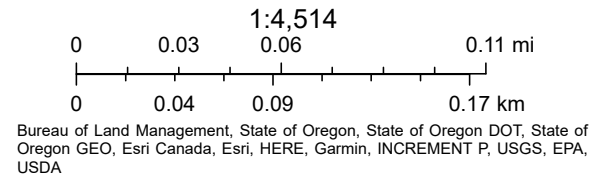


Canyon County, ID Web Map



7/26/2023, 4:12:04 PM

- | | | | |
|-------------------------------------|---------------------|------------------------------|--|
| Multiple Parcel Search_Query result | Current Impact Area | CanyonCountyRoads Interstate | ITDFunctionalClassification Interstate |
| Hydro_NHDFlowline | City Limits | Hwy | Major Collector |
| Hydro_NHDFlowline | Sections | Roads | Canyon County Imagery 2022 Red: Band_1 |
| County Boundary | | | |





COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Pavel S Goncharov</u>
	MAILING ADDRESS: <u>1419 Andy Ln Caldwell ID 83605</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>6-8-23</u></p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Alexander S Goncharov</u>
	COMPANY NAME: <u>AAA Truck Repair LLC</u>
	MAILING ADDRESS: <u>1419 Andy Ln Caldwell ID 83605</u>
	PHONE: <u>253-226-2078</u> EMAIL: <u>service@aaa-truckrepair-llc.com</u>

SITE INFO	STREET ADDRESS: <u>1419 Andy Ln Caldwell ID 83605</u>	
	PARCEL NUMBER: <u>R00698</u>	
	PARCEL SIZE: <u>3.02</u>	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <u>A</u>	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <u>M</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>.</u>

Check the applicable application type:	
<input checked="" type="checkbox"/>	Comprehensive Plan Map Amendment (change the future land use designation)
<input type="checkbox"/>	Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>OP2023-0004</u>	DATE RECEIVED: <u>7-26-23</u>
RECEIVED BY: <u>S. Hammond</u>	APPLICATION FEE: <u>\$4,200.00</u> <input checked="" type="radio"/> MO <input type="radio"/> CC CASH

CR 2023-0009



COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING - CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03
Check the applicable application type:
<input type="checkbox"/> Comprehensive Plan Map Amendment (change the future land use designation)
<input checked="" type="checkbox"/> Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)

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

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

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

★ Neighborhood Meeting

STANDARDS

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

LETTER OF INTENT STANDARDS

DESCRIPTION OF PROPOSED USE: WE ARE A SEMI TRUCK REPAIR COMPANY AAA TRUCK REPAIR LLC AND TRYING TO BUILD A SHOP ON SITE TO WORK ON TRUCKS.

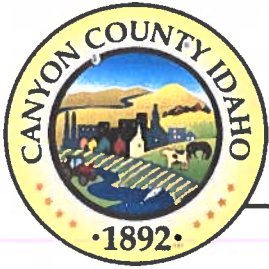
DESCRIPTION OF EXISTING USE: CURRENTLY WE USE THE LAND TO STORE OUR EUPMENT.

EXPECTED IMPACTS AND TRAFFIC OF FUTURE DEVELOPMENT: WE EXPECT LOW TO MIDIUUM TRAFFIC IN FUTURE AS WE OPEN.

EXPLANATION OF HOW THE PROPOSED REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND SPECIFIC ZONING CRITERIA:WE HAVE A TRUCKING AND TRUCK REPAIR COMPANYS SURONDING OUR PROPERTY AND OUR COMPANY IS THE SAME TYPE OF BUSSINESS CATEGORY.

EXPLANATION/DESCRIPTION OF THE CONCEPT PLAN: WE HAVER A PLAN THAT IS ATTACHED WITH THE PAPERWORK.

PROPOSED CONDITIONS OF APPROVAL: FUTURE LAND USE CANYON COUNTY



AGENCY ACKNOWLEDGMENT

Date: 6-8-23
Applicant: Alexander S Goncharov
Parcel Number: R00698
Site Address: 1419 Andy Ln Caldwell ID 83605

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant reviewed the project with staff.

Date: 07/07/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative

Fire District:

District: SWDH

Applicant submitted/met for official review.

Date: 7/6/23 Signed: Alicia Perry
Authorized Fire District Representative

Highway District: NA

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative

Irrigation District: see copy

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative

Area of City Impact:

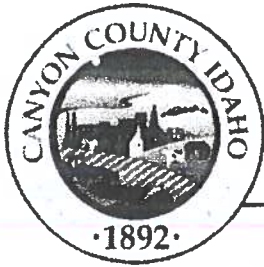
City: Caldwell

Applicant submitted/met for official review.

Date: 6/21/23 Signed: [Signature]
Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 6-8-23
 Applicant: Alexander S Goncharov
 Parcel Number: R00698
 Site Address: 1419 Andy Ln Caldwell ID 83605

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant reviewed the project with staff.

Date: 07/07/2023 Signed: Anthony Lee
 Authorized Southwest District Health Representative

Fire District:

District: SWDH

Applicant submitted/met for official review.

Date: 7/6/23 Signed: Alie Perry
 Authorized Fire District Representative

Highway District: NA

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____
 Authorized Highway District Representative

Irrigation District:

District: Pioneer Irrigation District

Applicant submitted/met for official review.

Date: 7/24/23 Signed: [Signature]
 Authorized Irrigation Representative

Area of City Impact:

City: Caldwell

Applicant submitted/met for official review.

Date: 6/21/23 Signed: [Signature]
 Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff

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

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79933

Date: 7/26/2023

Date Created: 7/26/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Pavel Goncharov

Comments: OR2023-0004 & CR2023-0009

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	CR2023-0009	\$1,400.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	CR2023-0009	\$2,800.00	\$0.00	\$0.00

Sub Total: \$4,200.00

Sales Tax: \$0.00

Total Charges: \$4,200.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	0441	\$4,200.00

Total Payments: \$4,200.00

ADJUSTMENTS

Receipt Balance: \$0.00