










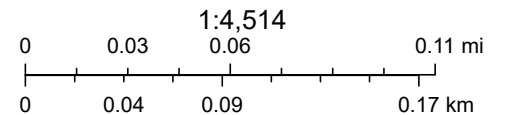


Canyon County, ID Web Map



6/30/2023, 9:50:46 AM

- | | |
|--|---|
|  Multiple Parcel Search_Query result |  Other Principal Arterials |
|  Hydro_NHDFlowline |  Red: Band_1 |
|  Hydro_NHDFlowline |  Green: Band_2 |
|  CC_PrivateRoads |  CanyonCountyRoads |
| |  Roads |
| |  ITDFunctionalClassification |
| |  Major Collector |



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



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Kenneth Piatt and Alisa Piatt</u>	
	MAILING ADDRESS: <u>PO BOX 9 Middleton, ID 83644</u>	
	PHONE: <u>208-590-3398</u>	EMAIL: <u>kpiatt20@yahoo.com</u>
<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>Kenneth J Piatt</u> Date: <u>6-28-23</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>8820 Hwy 44</u>	
	PARCEL NUMBER: <u>R22365508</u>	
	PARCEL SIZE: <u>2.483 acres</u>	
	REQUESTED USE: <u>STAGING AREA / CONDITIONAL BUSINESS USE</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>AG</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2023-0012</u>	DATE RECEIVED:	<u>6/29/23</u>
RECEIVED BY:	<u>Ivan K</u>	APPLICATION FEE:	<u>\$950</u> (CK) MO CC CASH

June 8, 2023

To Whom It May Concern,

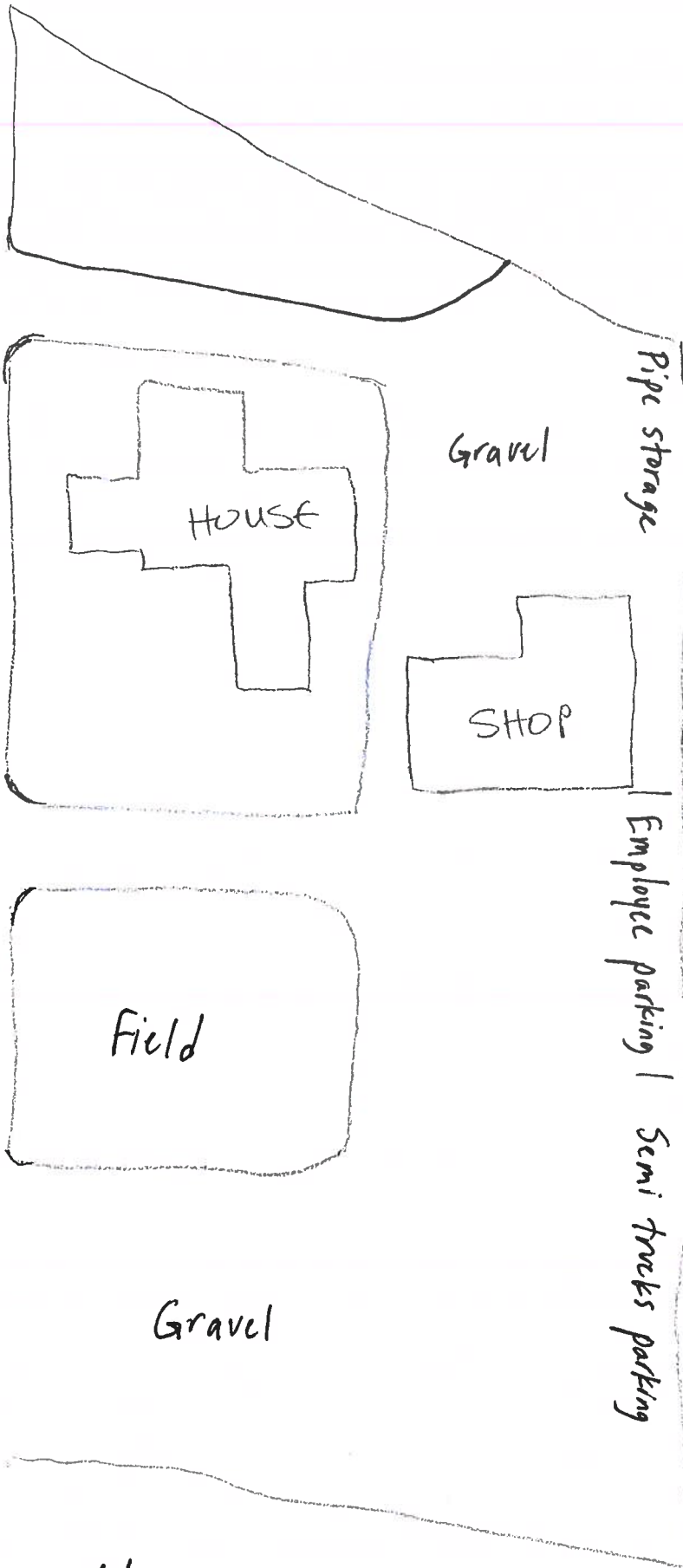
This is a letter of intent for a conditional use permit at 8820 Highway 44 in Middleton, Idaho 83644. It is the property where I reside as well as from which I run my business. I would like to continue using this property to park trucks and equipment and occasionally screen dirt. Use of this property as a staging area for a business is permitted by conditional use. I am requesting to use this property for my business as well as my residence. Using this property for business will not be injurious to other properties in the immediate vicinity or change the character of the area. There is already adequate water, sewer, irrigation, drainage facilities, and utility systems provided. The access to the property already exists. The existing traffic will not be changed. No essential services will be negatively impacted.

Thank you for your consideration,

A handwritten signature in black ink that reads "Kenneth J. Piatt". The signature is written in a cursive, flowing style.

Kenneth J. Piatt

Rancho Dr. (Private)



Hwy 44



Rancho Drive (Private)

Truck Access

Dirt storage + screening

Shop

Employee parking

Parking

Semi Truck

Gravel storage

Truck access

135'

135'

195'

110'

1952'

Hwy 44

Site/Operation Plan of Action

Conditional Use at 8820 Hwy 44, Middleton, ID 83644

Time requirements N/A

Commencement of the operation: ongoing

Hours of operation: 7AM to 7PM

Noise levels: heavy equipment noise while loading and unloading; dump trucks leaving in morning and returning after work and occasionally dumping onsite; screening dirt

Dust levels: minimal dust onsite

Air and water quality N/A

Raw material delivery N/A

Finished product and marketing N/A

Site improvements N/A

Public and private facilities: All private facilities

Public amenities N/A

Infrastructure N/A

Staging Area

As an excavating business we are hired to do ground and prep work at other building sites. Employees park their personal vehicles onsite and ride in company trucks to the jobsite. Trucks and equipment are parked onsite when they are not being used on a jobsite.

LAND USE WORKSHEET

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: well already in use

How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system

N/A – Explain why this is not applicable: septic already in use

3. **IRRIGATION WATER PROVIDED VIA:**

Surface Irrigation Well None

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

Pressurized Gravity

5. **ACCESS:** off Hwy 44 onto Ranchero Dr. (private)

Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

Public Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** none 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)

North side of property irrigation ditch / southside overflow ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

Residential 1 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: Employee parking / staging area for semis + equipment

2. DAYS AND HOURS OF OPERATION:

Monday 7AM to 7PM
Tuesday 7AM to 7PM
Wednesday 7AM to 7PM
Thursday 7AM to 7PM
Friday 7AM to 7PM
Saturday 7AM to 7PM
Sunday CLOSED

3. WILL YOU HAVE EMPLOYEES? Yes 5-10 No

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

Height: Width: Height above ground:

What type of sign: Wall Freestanding Other

5. PARKING AND LOADING:

How many parking spaces? approx 10-15

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: _____

June 13, 2023

Dear Neighbor,

I am in the process of submitting an application for a Conditional Use Permit 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 my surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15). You may remember receiving this letter back in November of last year. I apologize for the inconvenience, but my application was lost, and I am now required to redo the process.

This meeting is for informational purposes and to receive feedback from you as I move through the application process. This is **not** a Public Hearing before a governing body of the County. Once my 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 is applied.

The Neighborhood Meeting details are as follows:

Date: June 23, 2023

Time: 7 PM

Location: 8820 Hwy 44, Middleton, ID 83644

Property description: From the highway, pull in the first driveway on the right on Rancho Drive. The meeting will be in the shop.

I look forward to the neighborhood meeting and encourage you to attend. At that time, I 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 I 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 to the meeting, please contact me at 208-590-3398.

Sincerely,


Kenny Piatt

NEIGHBORHOOD MEETING SIGN-UP

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



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: 8820 Hwy 44	Parcel Number: R22365508
City: Middleton	State: ID ZIP Code: 83644
Notices Mailed Date:	Number of Acres: 2.483 Current Zoning:
Description of the Request: conditional use	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kenny Piatt
Company Name: Piatt Excavating
Current address: 8820 Hwy 44
City: Middleton State: ID ZIP Code: 83644
Phone: 208-590-3398 Cell: Fax:
Email: kpiatt20@yahoo.com

MEETING INFORMATION

DATE OF MEETING: 6-23-23	MEETING LOCATION: 8820 Hwy 44
MEETING START TIME: 7AM	MEETING END TIME: 8PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jim Moore	<i>[Signature]</i>	22876 Lansing Ln Middleton
2. Waynette Moore	<i>[Signature]</i>	22876 Lansing Ln Middleton
3. DOUG CRAIG	<i>[Signature]</i>	23000 Ranchero Middleton
4. Forest Nolan	<i>[Signature]</i>	22899 Rancher Dr. Middleton
5. Kelley Dick	<i>[Signature]</i>	22911 Honey Bee Ct. Middleton
6. Deanna Weaver	<i>[Signature]</i>	22871 Ranchero Dr Middleton I
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):

Kenneth J. Piatt

APPLICANT/REPRESENTATIVE (Signature): Kenneth J Piatt

DATE: 6 / 23 / 23

QUITCLAIM DEED

FOR VALUE RECEIVED, Kenneth J. Piatt, *a married man* does hereby convey, release, remise and forever quit claim unto Kenneth J. Piatt and Alisa R. Piatt, a married man and wife whose current address is: PO Box 9 Middleton, ID 83644 the following described premises:

Lot 9, GREENVIEW ACRES, a Planned Unit Development, Canyon County, Idaho, according to the plat filed May 23, 1988 in Book 18 of Plats, Page 50, records of said County, being a Planned Unit Development of Lots 30,31,32,33,34,35 and 36 of LEMP PARK URBAN TRACTS lying on the Southwest Quarter of the Southwest Quarter of Section 3 and in the Northwest Quarter of Section 10, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 7-31-19

By: *Kenneth J Piatt*
Kenneth J. Piatt

State of _____, County of _____

This record was acknowledged before me on _____ by _____

Signature of notary public
Commission Expires:

2019-035019

RECORDED

07/31/2019 04:39 PM



00455776201900350190020023

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 HCRETAL

\$15.00

DEED

KENNETH J PIATT

arp

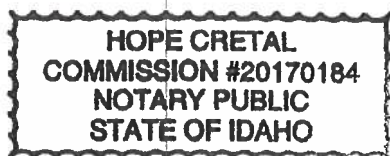
ACKNOWLEDGEMENT

State of Idaho
County of Canyon

On this 31st day of July, 2019, Kenneth J. Piatt
personally appeared before me,
____ who is personally known to me,
 whose identity I verified on the basis of Idaho Driver's License
____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she
signed it.

Hope Cretal

Notary Public



My Commission Expires: July 18, 2023
Residing in Nampa, ID

Attribution Clause: this Certificate is prepared for, and exclusively belongs to, the accompanying document entitled Quitclaim Deed, which consists of 2 page(s) and is dated 7-31-2019.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.



AGENCY ACKNOWLEDGMENT

Date: 6-30-23
Applicant: Kenny Piatt
Parcel Number: R22365508
Site Address: 8820 Hwy 44 Middleton, ID 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: 07/05/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: SWDH

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 6-30-23
 Applicant: Kenny Piatt
 Parcel Number: R22365508
 Site Address: 8820 Hwy 44 Middleton, ID 83644

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Date: _____ Signed: _____
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for informal review.

Date: 6/30/23 Signed: _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for informal review.

Date: 7/5/23 Signed: _____
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)
NO HIGHWAY ACCESS TO CHOP ROADS

Irrigation District:

Applicant submitted/met for informal review.

Date: 7-4-2023 Signed: _____
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 6-30-23
Applicant: Kenny Piatt
Parcel Number: R22365508
Site Address: 8820 Hwy 44 Middleton, ID 83644

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(This signature does not guarantee project or permit approval)

Fire District:

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Date: _____ Signed: _____

District: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

District: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

District: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: 7/1/23 Signed: _____

City: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

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: 79639

Date: 6/29/2023

Date Created: 6/29/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kenneth and Alisa Piatt

Comments: CU2023-0012

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 Use Permit	CU2023-0012	\$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	6957	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00