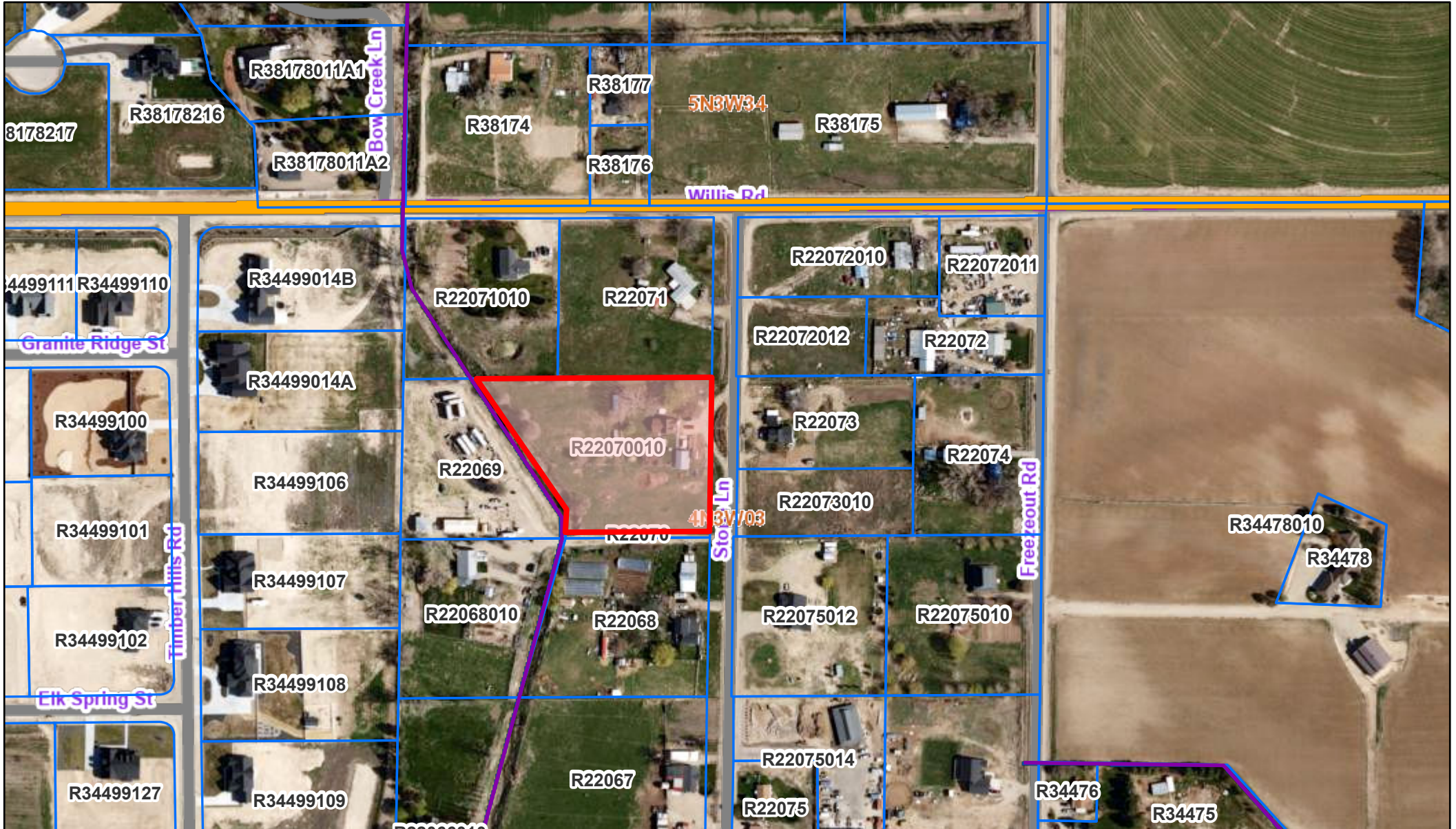















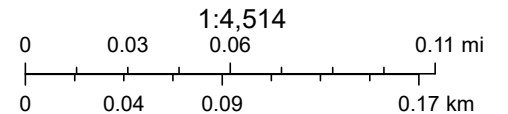


Canyon County, ID Web Map



1/12/2024, 11:18:59 AM

- | | | | |
|--|---|---|--|
|  Multiple Parcel Search_Query result |  Current Impact Area |  CanyonCountyRoads |  Urban_2023 |
|  Hydro_NHDFlowline |  City Limits |  Roads |  Red: Red |
|  Hydro_NHDFlowline |  Sections |  ITDFunctionalClassification |  Green: Green |
|  County Boundary | |  Major Collector |  Blue: Blue |



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>Jose M Gutierrez</u>	
	MAILING ADDRESS: <u>23911 Stone Ln Caldwell ID 83607</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><i>Jose Gutierrez</i></u> Date: <u>12/20/23</u></p>		

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

SITE INFO	STREET ADDRESS: <u>23911 Stone Ln Caldwell ID 83607</u>	
	PARCEL NUMBER: <u>220700100</u>	
	PARCEL SIZE: <u>2.7300</u>	
	REQUESTED USE: <u>Storage Area for trees and shrubs</u>	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
<u>CU2024-0001</u>	<u>12/27/23</u>
RECEIVED BY:	APPLICATION FEE:
<u>M. Barron</u>	<u>950.00</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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 on next page)	✓	✓
Site Plan (see standards on next page)		needs work
Land Use Worksheet		needs work
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property		
Fee: \$950.00		
\$600.00 (CUP Modification)		
Fees are non-refundable		

needs work

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***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.**

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

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: Landscaping Business Storage

2. DAYS AND HOURS OF OPERATION: Property Used For Storage, No Open Hours to Clients

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? Seven 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? 4 spaces for employees

Is there is a loading or unloading area? NO

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: 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: 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)

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: _____

December 5, 2023

Canyon County Development Service Dept
111 North 11th Ave #310
Caldwell, ID 83605

To Whom It May Concern:

I would like to apply for a Conditional Use Permit for my property located at 23911 Stone Ln, Caldwell ID 83605. I own a small landscaping company – Progressive Lawn Care LLC. Trees and shrubs will be stored on my property. These job materials are used for landscaping projects and we rotate them as we use them up for jobs. This area is for storage purposes only as customers or clients never visit the property. We would appreciate the use this area for materials storage for my company.

The permit that we are applying for is permitted in the zone.

The nature of the request is for storage for our small business.

The comprehensive plan is consistent with our proposed use.

The proposed use will not be injurious to any other property or will not negatively change the essential character of the area/property.

There is adequate water, sewer, irrigation, drainage, and stormwater drainage facilities to accommodate this request.

Legal access already exists for the property.

There will not be an undue interference with traffic patterns (existing or future).

Essential services will not be necessary to accommodate this request.

Thank you for your consideration in this request.

With Regard,



Jose Gutierrez, Owner
Progressive Lawn Care LLC

General Information

Owner: Gutierrez-Gonzalez Jose M	Parcel ID: 22070010 0
Mailing Address: 23911 Stone Ln Caldwell Id 83607	Property Class: 537 Res Impr on Cat 15
Property Address: 23911 Stone Ln	Deeded Acres: 2.7300
Neighborhood: 340000 Middleton Rural Tracts & Subs	District: 032-00

Last updated: 12/21/2023 05:56:24 PM

Map Info

Parcel ID
22070010 0

Link to Interactive Map (Click Below to Navigate to Map)
30341

Legal Descriptions

Description
03-4N-3W NW FRUITDALE FARM TAX 1 IN BLK 19 LS TAX 1A

Sales History

Instrument	Date	Owner	Grantee	Type
2023031424	9/27/23	Caudill Curtis R	Gutierrez-Gonzalez Jose M	Single

Exemption History



Net Taxable Value

Tax Year	Description	Value
2023	Original	340,680
2022	Original	355,220

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	02- Assessment Update	225,280	240,400	465,680
2022	02- Assessment Update	264,420	215,800	480,220
2021	01- Revaluation	146,940	182,200	329,140
2020	02- Assessment Update	105,760	153,800	259,560
2019	02- Assessment Update	90,760	150,300	241,060

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: 23911 Stone Ln	Parcel Number: 22070010 0	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 12/5/23	Number of Acres: 2.73	Current Zoning:
Description of the Request: Conditional Use Permit requested for storage use for trees and shrubs for landscaping business		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose Gutierrez		
Company Name: Progressive Lawn Care LLC		
Current address: 23911 Stone Ln		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 12/19/23	MEETING LOCATION: 23911 Stone Ln Caldwell ID 83607	
MEETING START TIME: 8:00 pm	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. John & Carol Styles	[Signature]	24025 Freezeout Rd Caldwell
2. [REDACTED]		
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):

APPLICANT/REPRESENTATIVE (Signature): Joe Guter

DATE: ____/____/____

**Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a public hearing**

Date: 12/4/23

Dear Neighbor –

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion, or extension or nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submit 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 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: 12/19 /23 (Tuesday)
Time: 8:00 pm
Location: 23911 Stone Ln, Caldwell ID 83607

The project is summarized below:

Site Location: 23911 Stone Ln, Caldwell ID 83607

We are proposing to have a storage area for our trees and shrubs on our property. The trees and shrubs will be neatly organized into rows. This is a storage area only. Landscaping customers or clients never visit our property. We rotate the inventory of trees and shrubs frequently as we use these materials for landscaping projects.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions that you may have.

Please do not call the 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.

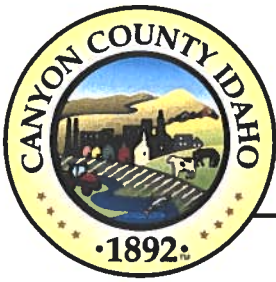
If you have questions prior to this meeting, please contact me at 208-869-3334.

Sincerely,

Jose Gutierrez, Owner
Progressive Lawn Care LLC

PARCEL_NO	OwnerName	Address	City	State	ZipCode
✓R22068	MILLER JEREMIAH J	23851 STONE LN	CALDWELL	ID	83607
✓R22075012	LUCORE TIMOTHY	23854 STONE LN	CALDWELL	ID	83607
✓R38178011A1	JENSEN S DELORE AND SANDRA TRUST	24051 BOW CREEK LN	CALDWELL	ID	83605
✓R34499107	SMART STACY	23844 TIMBER HILLS RD	CALDWELL	ID	83607
✓R38177	CORTEZ PATRICIA AVALOS	14668 WILLIS RD	CALDWELL	ID	83607
✓R38176	JOHNSON TAMARA	14666 WILLIS RD	CALDWELL	ID	83607
✓R22072011	ARNDT GEORGE L	15150 OASIS RD	CALDWELL	ID	83607
✓R38175	STYLES FAMILY TRUST	24025 FREEZEOUT RD	CALDWELL	ID	83607
✓R22071	RANDALL ROBERT L	23981 STONE LN	CALDWELL	ID	83607
✓R22066010	STEPHENS FAMILY 2015 TRUST	23756 TIMBER HILLS RD	CALDWELL	ID	83607
✓R22072010	ANDERSON CHARLENE	14557 WILLIS RD	CALDWELL	ID	83607
✓R38174	HART TREYCE	14750 WILLIS RD	CALDWELL	ID	83607
✓R38178216	BRENT NICHOLE	14948 MORTENSEN CT	CALDWELL	ID	83607
R22070010	GUTIERREZ-GONZALEZ JOSE M	23911 STONE LN	CALDWELL	ID	83607
✓R34499014B	KUBITSCHKY LYNZIE ANN	23990 TIMBER HILLS RD	CALDWELL	ID	83607
✓R34499109	SMITH GERAD S	23770 TIMBER HILLS RD	CALDWELL	ID	83607
✓R22072	GUIJARRO MARK A	23941 FREEZEOUT RD	CALDWELL	ID	83607
✓R22067	HUITRON IGNACIO	1514 BOISE AVE	CALDWELL	ID	83605
✓R34499014A	SLEEP MICHAEL SHANE	23980 TIMBER HILLS RD	CALDWELL	ID	83607
R38178011A2	JENSEN S DELORE AND SANDRA TRUST	24051 BOW CREEK LN	CALDWELL	ID	83605
✓R22075011	STODDARD CHRIS	23737 FREEZEOUT RD	CALDWELL	ID	83607
✓R22068010	TEETER FAMILY LIVING TRUST	23853 STONE LN	CALDWELL	ID	83607
✓R34499106	HESS PROPERTIES LLC	23536 CANYON LN	CALDWELL	ID	83607
✓R22073	FKA FAMILY TRUST	23930 STONE LN	CALDWELL	ID	83607
✓R22072012	GUIJARRO MARK A	23941 FREEZEOUT RD	CALDWELL	ID	83607
✓R22071010	PANCHERI DEBBIE D	14713 WILLIS RD	CALDWELL	ID	83607
✓R22070	OLLER JEREMY L	23883 STONE LN	CALDWELL	ID	83607
✓R22075	HUGHES MICHAEL A	23774 STONE LN	CALDWELL	ID	83605
✓R22075010	SHURTLEFF BENJAMIN L	23861 FREEZEOUT RD	CALDWELL	ID	83607
✓R34499108	OCHIPINTI BRIAN C	23786 TIMER HILLS RD	CALDWELL	ID	83607
✓R22073010	TRIDENT HOMES LLC	9840 W OVERLAND RD STE 1	BOISE	ID	83709
✓R22069	OLLER JEREMY L	23883 STONE LN	CALDWELL	ID	83607
✓R22074	DORY JULIE M	23913 FREEZEOUT RD	CALDWELL	ID	83607
✓R22075014	WANGSGARD BRENT	PO BOX 305	CALDWELL	ID	83606





AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

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: _____ Signed: _____

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

Fire District:

District: _____

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)

Canyon County Development Services

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 81486

Date: 1/10/2024

Date Created: 1/10/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jose M Guitierrez

Comments: CU2024-0001

Site Address: 23911 STONE LN, Caldwell ID / Parcel Number: 22070010 0

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	CU2024-0001	\$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	3802	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00