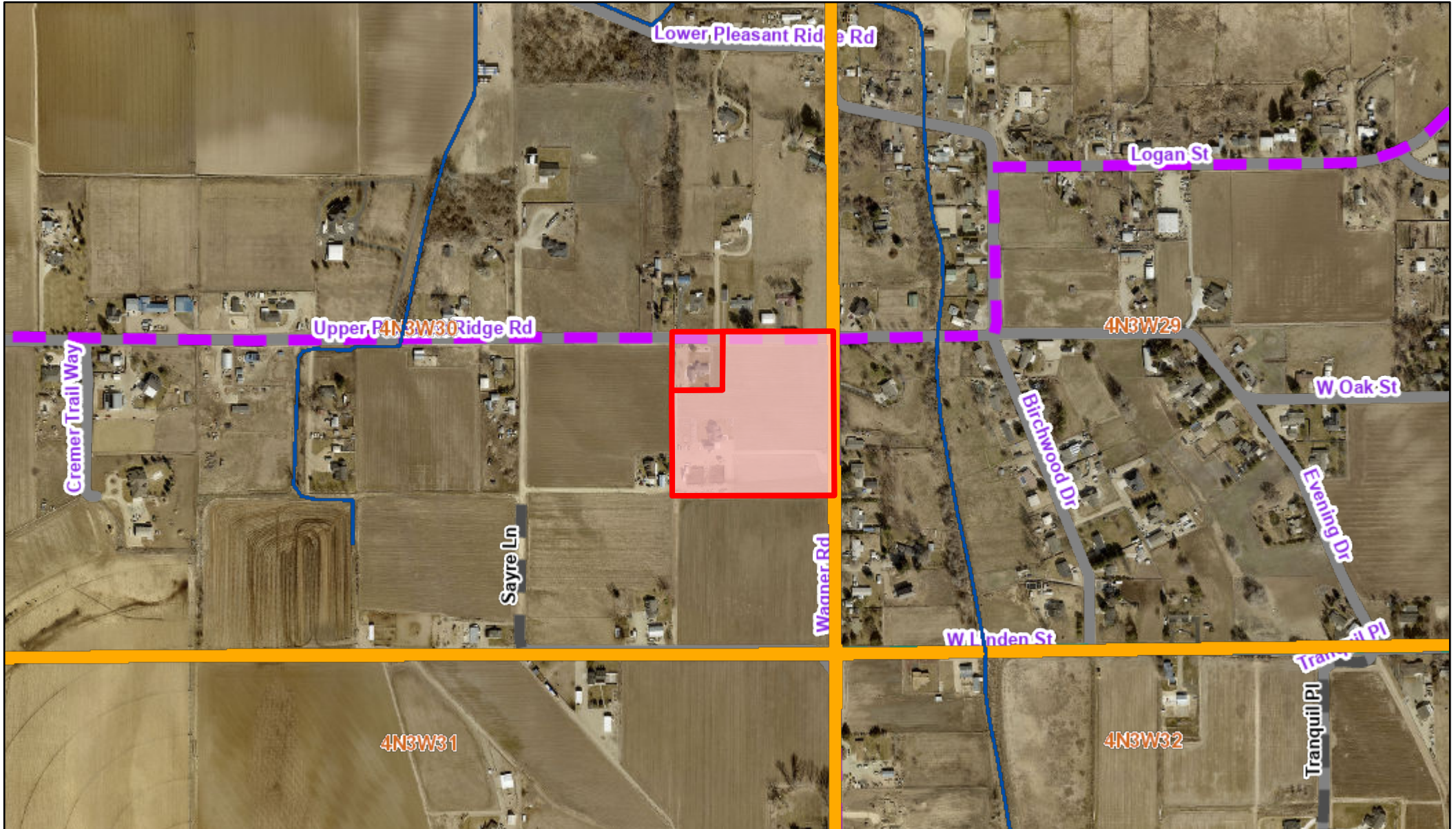















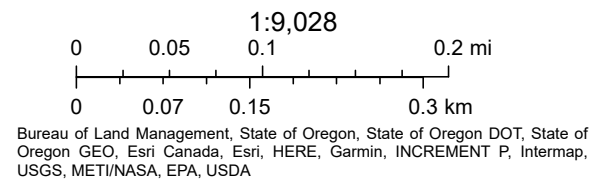


Canyon County, ID Web Map



1/4/2024, 2:07:42 PM

- | | | | |
|---|---|---|---|
|  Multiple Parcel Search _Query result |  City Limits |  CC_PrivateRoads | Imagery_2022 |
|  Hydro_NHDFlowline |  Sections |  ITDFunctionalClassification |  Red: Band_1 |
|  County Boundary |  CanyonCountyRoads |  Major Collector |  Green: Band_2 |
|  Current Impact Area |  Roads |  Minor Arterial |  Blue: Band_3 |





APPEAL OF DECISION APPLICATION

APPELLANT	NAME: <u>Grainelle Massoth</u>
	MAILING ADDRESS: <u>17121 Upper Pleasant Ridge Rd</u>
	EMAIL: [REDACTED]
Property owner: <input checked="" type="checkbox"/>	Other Appellant: <input checked="" type="checkbox"/>
Signature: <u>Grainelle Massoth</u> Date: <u>12-29-23</u>	

REPRESENTATIVE: IF DIFFERENT FROM THE APPELLANT	NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>17121 Upper Pleasant Ridge Rd</u>
	PARCEL NUMBER: <u>R3552101B R35521010</u>
	PARCEL SIZE: <u>2 acres @ 10 Acres</u>

CASE NUMBER OF REQUESTED APPEAL:	<u>AD 2023-0115</u>
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FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>AD2023-0115-APL</u>	DATE RECEIVED:	<u>1/3/24</u>
RECEIVED BY:	<u>Emily Kiester</u>	APPLICATION FEE:	<u>\$600</u> <input checked="" type="radio"/> CC CASH



RECEIVED

JAN 03 2024

RECEIVED

APPEAL OF DECISION
CHECKLIST

GENERAL APPEAL PROCEDURE CCZO - Section 07-05-05 or 07-05-07

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/Statement of Reason		
Fee: \$600.00	\$ 600.00	
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.

Emily Kiester

From: Gainelle Massoth <gmgmassoth@gmail.com>
Sent: Thursday, January 4, 2024 3:16 AM
To: Emily Kiester
Subject: [External] Appeal for AD2023-0115

I am appealing your decision because I believe you are absolutely wrong in your decision. I further believe that your reason for saying that my sons adjoining property was illegally sold. Your verbiage is demeaning and insulting to my son in that there was no change to the status of the property. It was farm ground and still is farm ground. The usage did not require a hearing or your approval. It was and is his right to sell farm ground without your approval. There were no zoning changes, no request for a building permit. Since when does a private citizen have to have permission to sell their farm ground. Especially when the land usage has not changed. This is an absolute overreach of private property rights. I demand that this matter be dropped. The property that was sold was sold with the help of a realtor, title company and survey.

This meets the requirement for my appeal 1/3/2024



Director's Decision - AD2023-0115

Canyon County Code of Ordinances
§07-18-13 & §07-10-17

Case Number: **AD2023-0115**
Parcel #'s: **R35521010, R35521010B**
Property Owner/Applicant(s): **Gainelle Massoth, Harry
Massoth, Louis Massoth, and Krista Massoth**

Request: The applicants are requesting a property boundary adjustment which increases the size of parcel R35521010B and decreases the size of R35521010. Parcels R35521010 and R35521010B are zoned "A" (Agricultural).

Property History: R35521 contained two original parcels, one (1) 20-acre parcel and one (1) 40-acre parcel. On April 10, 2003, a conditional use permit was approved to divide the one (1) 40-acre parcel into three (3) residential parcels (approximately one (1) 20-acre parcel and two (2) 10-acre parcels) (CU2003-46) (Exhibit 1). The owners of the approximately one (1) 20-acre parcel (R35521010), illegally divided off approximately 1.15 acres around 2006. In 2017, this illegal division of approximately 1.15 acres was recognized (what is now R35521010B) and a building permit was transferred from R35539010 to R35521010 with AD2017-77 (Exhibit 2). In 2021, the owners of R35521010 illegally divided off 10-acres via deed (R35521010C) (Exhibit 3).

Finding CCZO §07-18-13: The request is not consistent with CCZO §07-10-17, §07-17-03, and §07-18-13, as follows:

- R35521010's boundaries cannot be adjusted due to the illegal 10-acre division that occurred in 2021.
- Since R35521's original one (1) 40-acre parcel has been divided more than four (4) times, R35521010 and R35521010B's current and future land use would have to be changed to a residential zone (through the rezone/conditional rezone and comprehensive plan amendment application process) and then go through the subdivision platting process (CCZO §07-17-03 and §07-18-13). If the subdivision plat is approved, this could potentially recognize R35521010C as a legal parcel and also adjust the property boundaries of R35521010 and R35521010B.

Decision: The application to complete the described property boundary adjustment in accordance with CCZO §07-10-17 is **DENIED**. Pursuant to CCZO §07-18-05(7), any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with CCZO §07-05-07 subject to application submittal requirements and fee.

Sabrina C. Minshall, Development Services Director

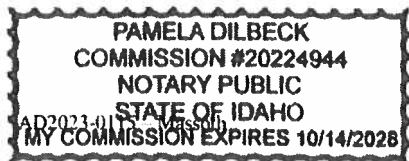
12/20/23
Date

State of Idaho)
County of Canyon County) SS

On this 20th day of December, in the year of 2023, before me Pamela Dilbeck, a notary public, personally appeared Sabrina Minshall, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary:

My Commission Expires: 10/14/2028



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: 81419

Date: 1/4/2024

Date Created: 1/4/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Gainelle Massoth

Comments: AD2023-0115-APL

Site Address: 19161 WAGNER RD, Caldwell ID 83607 / Parcel Number: 35521010 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 - Any Decision Appealed to the Board	AD2023-0115-APL	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1533	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00