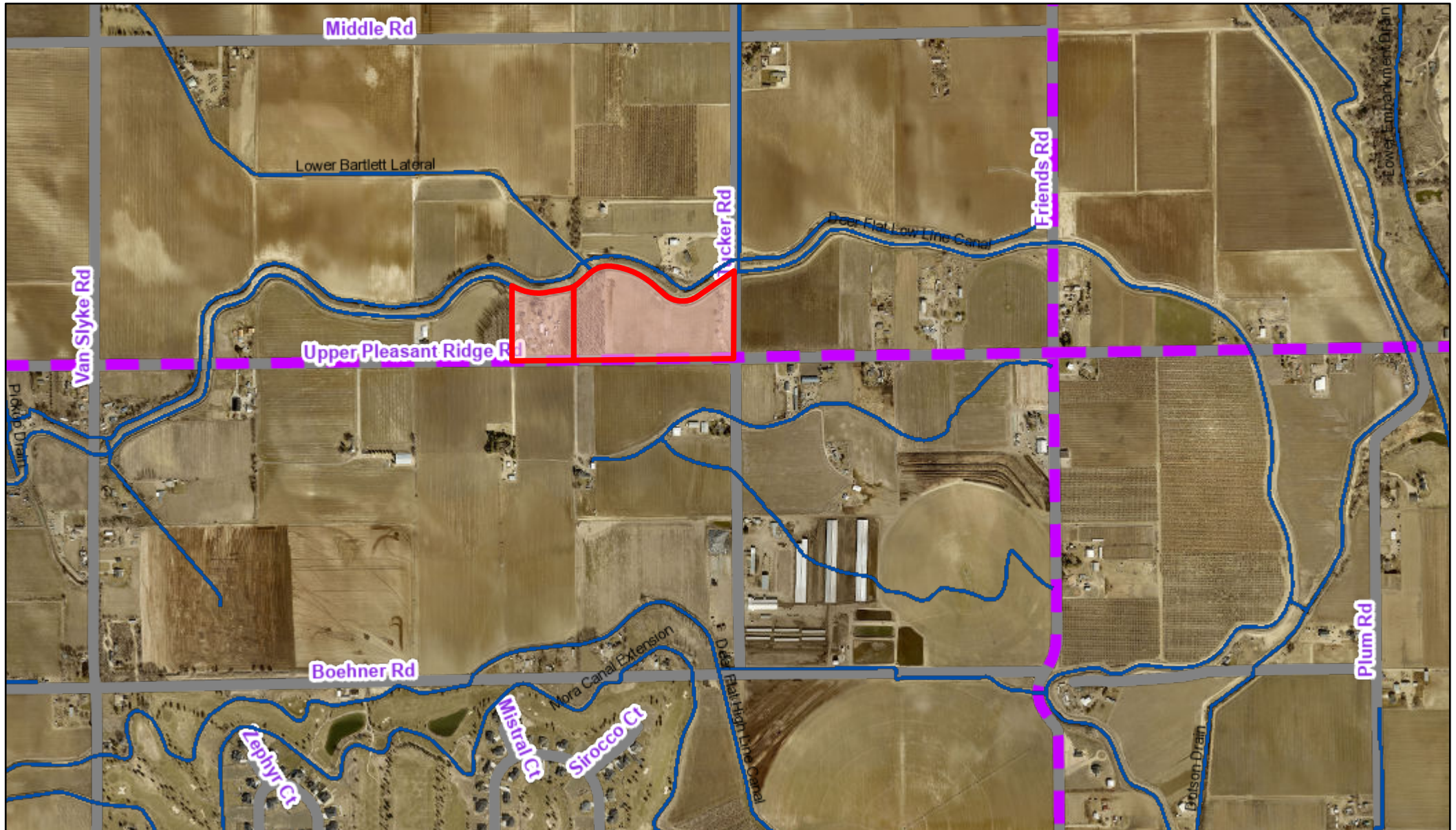


Canyon County, ID Web Map



5/30/2024, 1:44:18 PM



Multiple Parcel Search _Query result

FEMA FLOOD ZONES



X



Hydro_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

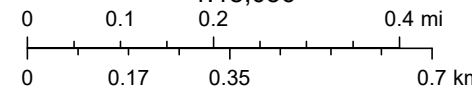
Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,056



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Nampa GIS | City of Nampa |



CONDITIONAL USE PERMIT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Betty Lanum</u>	
	MAILING ADDRESS: <u>22306 Upper Pleasant Ridge Rd, 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>Betty Lanum</u> Date: <u>4/25/24</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Betty Lanum</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PARCEL NUMBER: <u>R3648501000 / R3648401000</u>	
	PARCEL SIZE: <u>6.73 / 19.26</u>	
	REQUESTED USE: <u>Event Center</u>	
	FLOOD ZONE (YES/NO) <u>no</u>	ZONING DISTRICT: <u>Canyon County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2024-0011</u>	DATE RECEIVED: <u>4/30/24</u>
RECEIVED BY: <u>Arbay Mberwa</u>	APPLICATION FEE: <u>950\$</u> CK MO CC CASH

#11808



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)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District <i>Wilder</i>	<i>Lanum</i>	<i>Lynne St</i>
Fire District	<i>Lanum</i>	<i>Paul Hansen</i>
Highway District/ Idaho Transportation Dept.	<i>Lanum</i>	<i>Debbie</i>
Area of City Impact	<i>Lanum</i>	<i>Mike Galt</i>
Deed or evidence of property interest to the subject property		
Fee: \$950.00 \$600.00 (CUP Modification)		
Fees are non-refundable		

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.

May 25, 2024

To: Planning & Zoning

From: Betty Lanum

Address: 22306 Upper Pleasant Ridge Road, Caldwell, Idaho 83607

LETTER OF INTENT

I am planning to open my property for an Event Center for weddings, family gatherings etc.

I do not have any employees at present and operation of hours would be 10:00 a.m. to 11:00 p.m. for events that would be scheduled.

I have a 1 acre area that would be used for parking. If possible I would like to have a variance to put a drive into the property but it would be about 250 feet from my present driveway instead of 300'. I live on 30 acres and I do not see how the event would impact anyone negatively. I would be renting portable potties for the events.

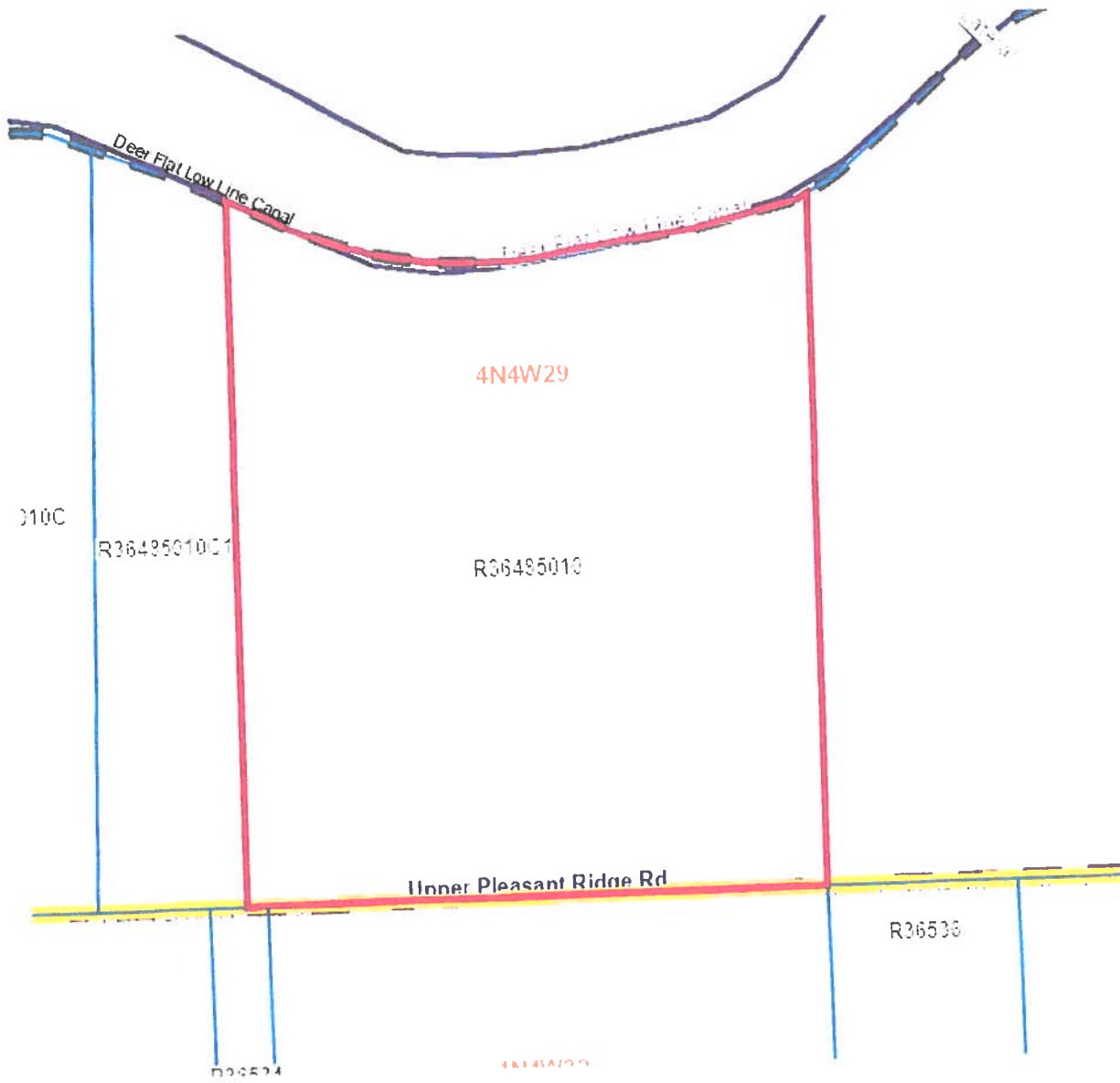
I have three lawn areas that I would use for the events. Most events typically would be on the weekends.

Thank you.

Betty Lanum







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: _____

☐ How many Individual Domestic Wells are proposed? 0

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: renting portable potties

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: N A

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

canal

RESIDENTIAL USES

NA

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: NA

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES**1. SPECIFIC USE:**Event Center (wedding, reunions etc)**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday 10 to 11
☐ Tuesday 10 to 11
☐ Wednesday 10 to 11
☐ Thursday 10 to 11
☐ Friday 10 to 11
☐ Saturday 10 to 11
☐ Sunday 10 to 11

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No**4. WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☒ Lighted ☐ Non-Lighted

Height: 4 ft Width: 5 ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding ☒ Other

5. PARKING AND LOADING:

How many parking spaces? 75-100

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other NA

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? NA

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL NA

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

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



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED

Applicant

Staff

Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

NA

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.		

R36485010 PARCEL INFORMATION REPORT

12/14/2023 2:48:13 PM

PARCEL NUMBER: R36485010

OWNER NAME: LANUM FRANK E

CO-OWNER: LANUM BETTY J

MAILING ADDRESS: 22306 UPPER PLEASANT RIDGE RD CALDWELL ID 83607

SITE ADDRESS: 22306 UPPER PLEASANT RIDGE RD

TAX CODE: 0670000

TWP: 4N RNG: 4W SEC: 29 QUARTER: SE

ACRES: 6.72

* HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

— HIGHWAY DISTRICT: GOLDEN-GATE HWY

— FIRE DISTRICT: WILDER FIRE

SCHOOL DISTRICT: VALLIUE SCHOOL DIST

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL WILDER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2007049053

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-4N-4W SE TX 10061 IN SWSE

Operations Plan

May 27, 2024

To: Arbay Mberwa

From: Betty Lanum

Re: Event Center at 22306 Upper Pleasant Ridge Road, Caldwell, Idaho

I submitted my paperwork to P&Z and was told it had been reviewed and to pay my \$950.00. I did send the \$950 to your company and then I received additional information regarding additional information needed to complete my application.

1. I plan to have my Event Center open any time someone is need of my property. It would be a year round operation if a client needs to use my property. Since all events would be outside I doubt if it would be used in the winter. I would only have 1 event per day.
2. The parking would be on a dirt or grass surface within a 1 acre parcel. I have noted that on my map.
3. I would be renting porta potties
4. I live on a 40 acre parcel and I do not believe noise would be a significant factor. The main road is paved and I do not plan on fencing the property at present.
5. Food would have to be catered in and that would be the responsibility of the person who is renting the property for their venue.
6. At present I do not have any plans for building additional properties.
7. The neighborhood meeting was held on my property and discussed how I intended to use the property

I hope this clarifies any issues regarding the use of my property.

I am scheduled for hip surgery tomorrow the 28th. Thank you for your help and if you need additional information please email me. However, I may be out of commission for a week or two.

Thank you for your help.

Betty Lanum

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date 2/12/24

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 of nonconforming uses, etc.) 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 § 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 postal 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: 3-3-24
Time: 11:00
Location: 22306 Upper Pleasant Ridge Rd
Property description: Private residence

The project is summarized below:

Site Location: 22306
Proposed access: Separate entrance off Upper Pleasant
Total acreage: 6.73
Proposed lots: 10

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 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 any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely, 

PARCEL_NO	OwnerName	Address
R36534011 ✓	TROOST FAMILY LIVING TRUST	30540 SABIN RD
R36534 ✓	BATT NORMAN AND ELLEN FAMILY TRUST	22347 UPPER PLEASANT RIDGE RD
R36485010	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36485010C ✓	BERGER PATRICK L	PO BOX 339
R36485010C1	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36535011 ✓	STEELE TODD M AND DENISE L LIVING TRUST	1075 ELSBREE LN
R36484010	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36484 ✓	GAERTNER TRUST	20517 SE 416TH ST
R36485 ✓	GLENN KEVIN J	PO BOX 396
R36485010B ✓	GINTER-BERGER SHERRI A	PO BOX 339
R36536 ✓	BLISS JASON V	22277 UPPER PLEASANT RIDGE RD

mailed 2/12/24

City	State	ZipCode	x	y
PARMA	ID	83660		
CALDWELL	ID	83607		
CALDWELL	ID	83607		
GREENLEAF	ID	83626		
CALDWELL	ID	83607		
WINDSOR	CA	95492		
CALDWELL	ID	83607		
ENUMCLAW	WA	98022		
GREENLEAF	ID	83626		
GREENLEAF	ID	83626		
CALDWELL	ID	83607		

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: 22306 Upper Pleasant Ridge Rd	Parcel Number: R3648501000 + R3648401000
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date: 2/12/24	Number of Acres: Current Zoning:
Description of the Request: Event Center (weddings, reunions, etc.)	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Betty Larum		
Company Name: N/A		
Current address: 22306 Upper Pleasant Ridge Rd.		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax: N/A
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 3/13/24	MEETING LOCATION: Applicant's Home Address
MEETING START TIME: 11:00 am.	MEETING END TIME: 12:30 p.m.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. JONATHAN STEELE	[Signature]	21907 UPPER PLEASANT RIDGE RD
2. Monette Glenn	[Signature]	19141 TUCKER RD. Greenleaf
3. Kevin Glenn	[Signature]	19141 TUCKER RD. Greenleaf
4. Ellen Batt	[Signature]	22347 Upper Pleasant
5. Norm Batt	[Signature]	22347 Upper Pleasant Caldwell
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):

Betty Lanum

APPLICANT/REPRESENTATIVE (Signature):

Betty Lanum

DATE: 3 / 3 / 24



AGENCY ACKNOWLEDGMENT

Date: 4/25/24
Applicant: Betty Lanson
Parcel Number: 364850100 / 36484010 / 3648500 C I
Site Address: 22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607

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: 04/24/24 Signed: _____

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

WILDER Fire District:

☒ Applicant submitted/met for informal review.

Date: 04/23/2024 Signed: _____

District: Wilder Fire
Paul Christiansen
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

GOLDEN-GATE Highway District:

☐ Applicant submitted/met for informal review.

Date: 4/23/24 Signed: _____

District: Golden Gate Hwy Dist #3
Bob Wether
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

WILDER Irrigation District:

☐ Applicant submitted/met for informal review.

Date: 4/25/24 Signed: _____

District: Wilder Irr. District
Mike Case
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

GREENLEAF Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 23 APR 2024 Signed: _____

City: GREENLEAF
Paul Dault
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



SOUTHWEST
DISTRICT HEALTH

APPLICATION-Acknowledgement Notice

Receipt

No: _____

Date: _____

\$100 Fee: _____

Document No: _____

(Official Use Only)

Parcel #: 364850100 / 364840100

Acres: 30 A

Property Address: 22306 Upper Pleasant Ridge Rd City Caldwell Zip Code 83607

Legal Description: Township _____ Range _____ Section _____ County _____

Subdivision: _____ Lot _____ Block _____

Applicants Name: Betty Lanum Email: _____

Mailing Address: Same as above Phone #: _____

City: Caldwell State: ID Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Same as above

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☐ Residential ☒ Commercial

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): NA

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

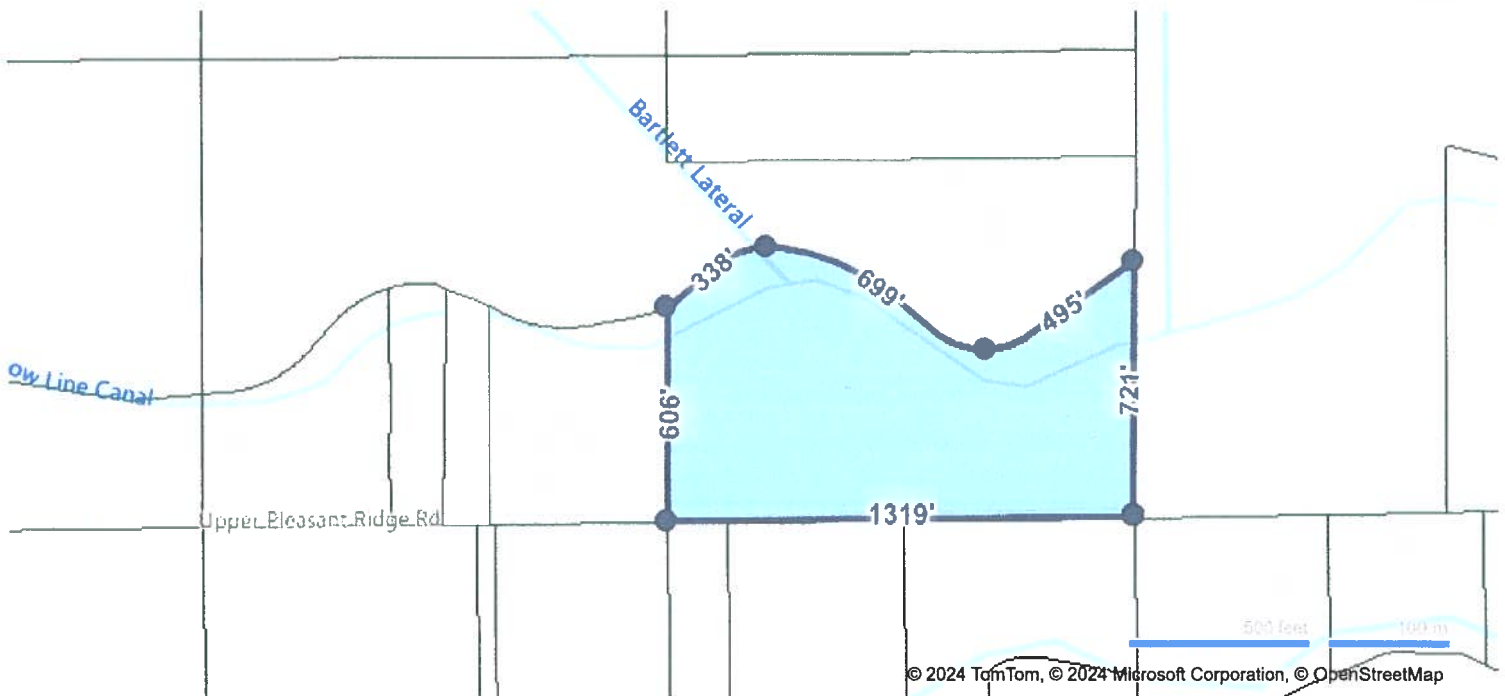
Description of proposal:

Property being used for events i.e. weddings etc

SIGNATURE: Betty Lanum

DATE: 4/24/24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

**LOCATION**

Property Address Ridge Rd Uppr Pleasan
Caldwell, ID

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36484010 0

Alternate Parcel ID

Account Number R3648401000

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Farm

Land Use Farm Irrigated Or Dry

Improvement Type

Square Feet

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 2.8 mi
Elementary: Pre K to 5 Distance

Vallivue Middle School 7.7 mi
Middle: 6 to 8 Distance

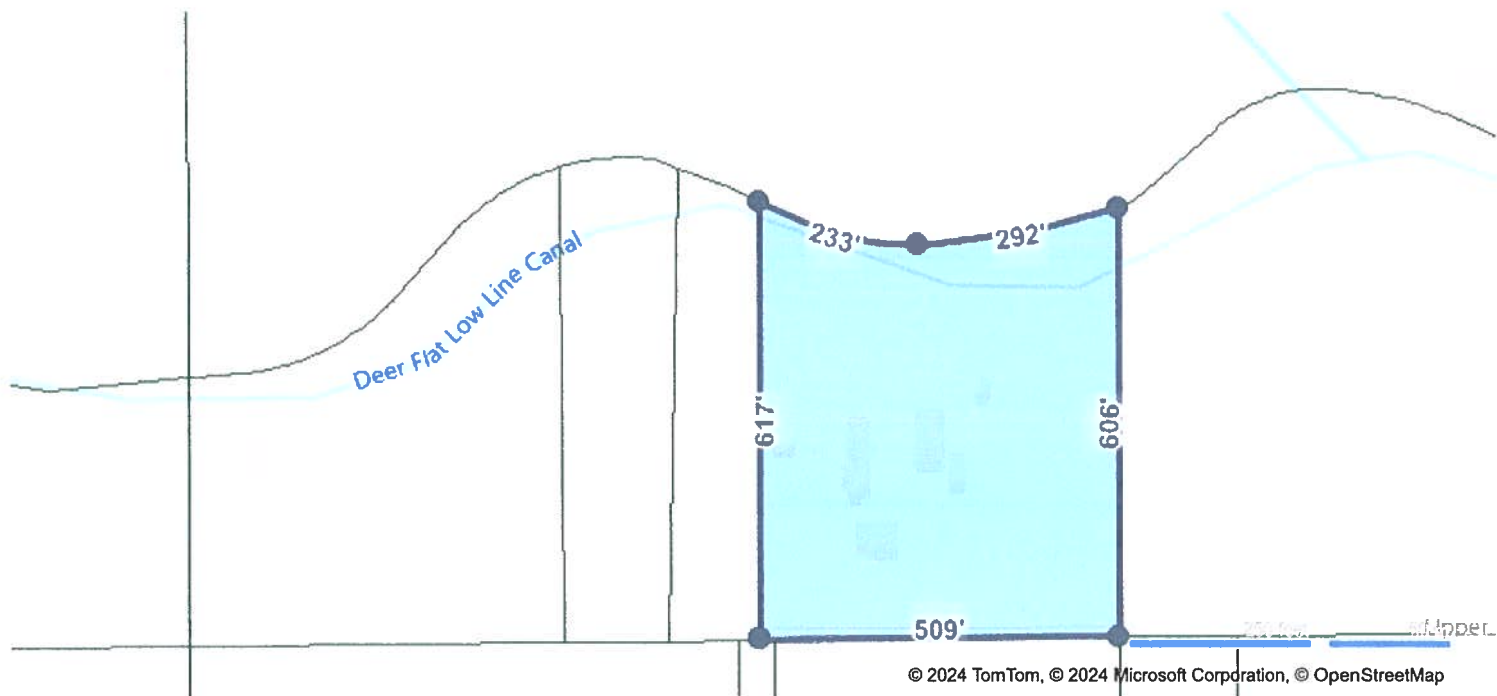
Vallivue High School 8.0 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024**Tax Data**

Date	Buyer/Owners	Seller	Instrument	MLS Data	
				Book/Page Date or Document#	Amount
	Lanum Frank E; Lanum Betty J			9113475	

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$32,760	Assessed Land	\$32,760
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$32,760	Total Assessment	\$32,760



LOCATION

Property Address 22306 Upper Pleasant Ridge Rd
 Caldwell, ID 83607-9092
Subdivision
County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36485010 0
Alternate Parcel ID
Account Number R3648501000
District/Ward 067-00
2020 Census Trct/Blk 222/3
Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Residential
Land Use Single Family Residential
Improvement Type Single Family Residential
Square Feet 1316

CURRENT OWNER

Name Lanum Frank E Lanum Betty J
Mailing Address 22306 Upper Pleasant Ridge Rd
 Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 2.9 mi
 Elementary: Pre K to 5 Distance
Vallivue Middle School 7.9 mi
 Middle: 6 to 8 Distance
Vallivue High School 8.1 mi
 High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data		
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount	
6/29/2007	Lanum Frank E & Lanum Betty J	Lanum Frank E & Lanum Betty J	Intrafamily Transfer & Dissolution	2007049053		

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$284,470	Assessed Land	\$284,470
Appraised Improvements	\$582,800	Assessed Improvements	\$582,800

Total Tax Appraisal \$867,270

Total Assessment \$867,270

Exempt Amount

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$4,814.29
2022			\$4,309.03
2021			\$3,832.32
2020			\$3,581.78
2019			\$3,869.46
2018			\$3,849.54
2016			\$3,305.10
2015			\$3,061.88

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/19/2015	\$245,000	Lanum Frank E Lanum Betty J And Lanum Betty	Loan Depot Com	2015-046684
05/25/2004	\$180,000	Lanum Frank E Lanum Bety J And Lanum Bety J	Fremont Investment And Loan	200429596

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Average	Units	1
Year Built	1951	Effective Year	1975	Stories	1
BRs	4	Baths	1 F H	Rooms	
Total Sq. Ft.	1,316				

Building Square Feet (Living Space)

1st Floor 1316

Base Area 1316

Finished Area 1316

Building Square Feet (Other)

- CONSTRUCTION

Quality	C+	Roof Framing	
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	None
Exterior Wall	Wood	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	293,159
Latitude/Longitude	43.648099°/-116.838519°	Acreage	6.73

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Vallivue Sch
Zoning Code		
Owner Type		

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	
Block/Lot	District/Ward	067-00
Description	29-4N-4W Se Tx 10061 In Swse	

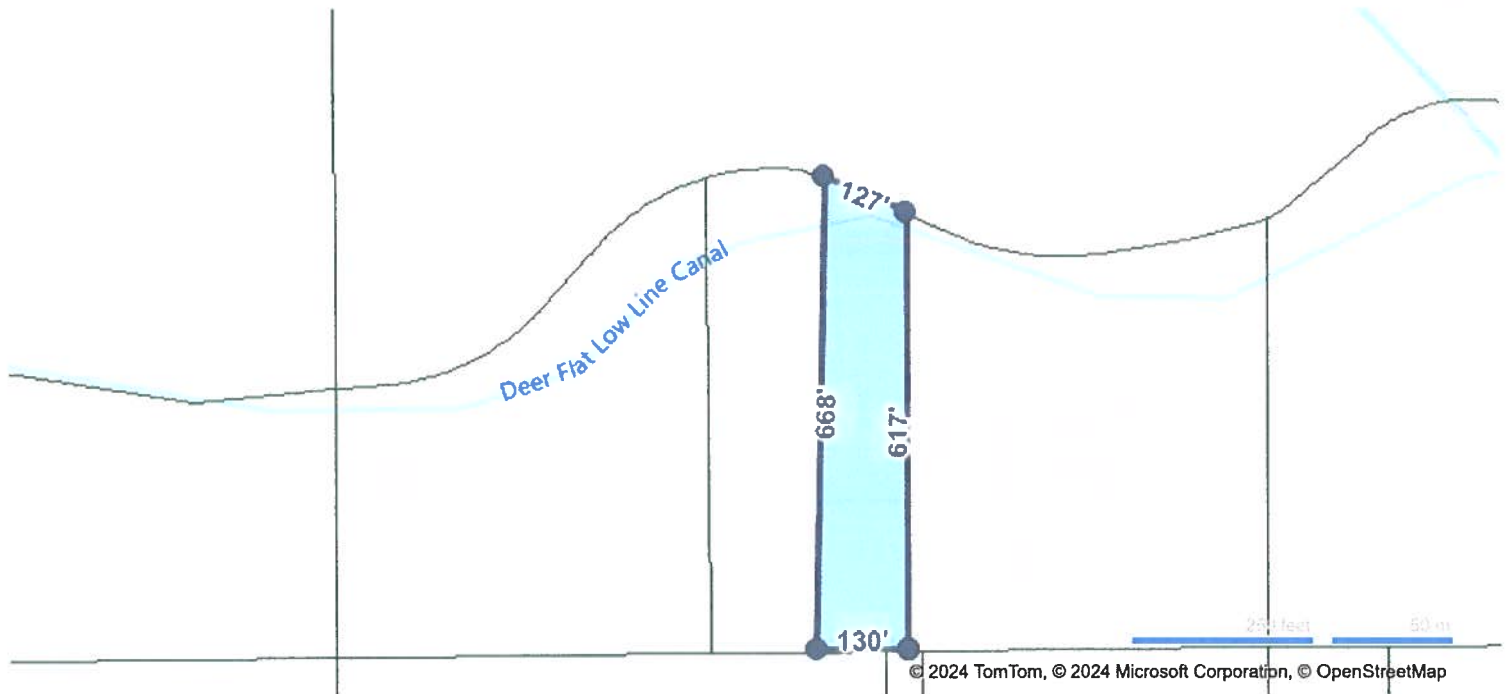
FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

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LOCATION

Property Address Ridge Rd Uppr Pleasan
Caldwell, ID 83607

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36485010C1

Alternate Parcel ID

Account Number R36485010c1

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Agricultural

Land Use Pasture/Meadow

Improvement Type

Square Feet

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 3.0 mi
Elementary: Pre K to 5 Distance

Vallivue Middle School 7.9 mi
Middle: 6 to 8 Distance

Vallivue High School 8.2 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount
12/21/2011	Mountain West Ira Inc & Patrick L Berger Ira	Lanum Frank E & Lanum Betty J	Warranty Deed	2011051639	

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$2,180	Assessed Land	\$2,180
Appraised Improvements		Assessed Improvements	

Total Tax Appraisal	\$2,180	Total Assessment	\$2,180
		Exempt Amount	
		Exempt Reason	

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$12.10
2022			\$11.38
2021			\$15.20
2020			\$17.34
2019			\$19.52
2018			\$21.38
2017			\$43.96
2016			\$39.58
2015			\$35.84

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT			
Land Use	Pasture/Meadow	Lot Dimensions	
Block/Lot		Lot Square Feet	79,715
Latitude/Longitude	43.648169°/-116.839716°	Acreage	1.83

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	067-00
Description	29-4N-4W Se Tx 4 In Swse Ls Tx 10060, 10061 & 11316		

FEMA FLOOD ZONES					
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

				Exempt Amount
				Exempt Reason

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$181.85
2022			\$187.96
2021			\$268.96
2020			\$321.88
2019			\$362.84
2018			\$402.08
2017			\$404.40
2016			\$367.91
2015			\$167.09

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT			
Land Use	Farm Irrigated Or Dry	Lot Dimensions	
Block/Lot		Lot Square Feet	838,966
Latitude/Longitude	43.648228°/-116.835185°	Acreage	19.26

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	067-00
Description	29-4N-4W Se That Part Of The Sese Lying S Of The Deer Flat Canal		

FEMA FLOOD ZONES				
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G
				FIRM Panel Eff. Date
				06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

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: 82728

Date: 5/30/2024

Date Created: 5/30/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Betty Lanum - Idaho Real Estate Inc.

Comments: CU2024-0011

Site Address: 0 UPPER PLEASANT RIDGE RD, Caldwell ID 83607 / Parcel Number: 36484010 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	CU2024-0011	\$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	11808	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00