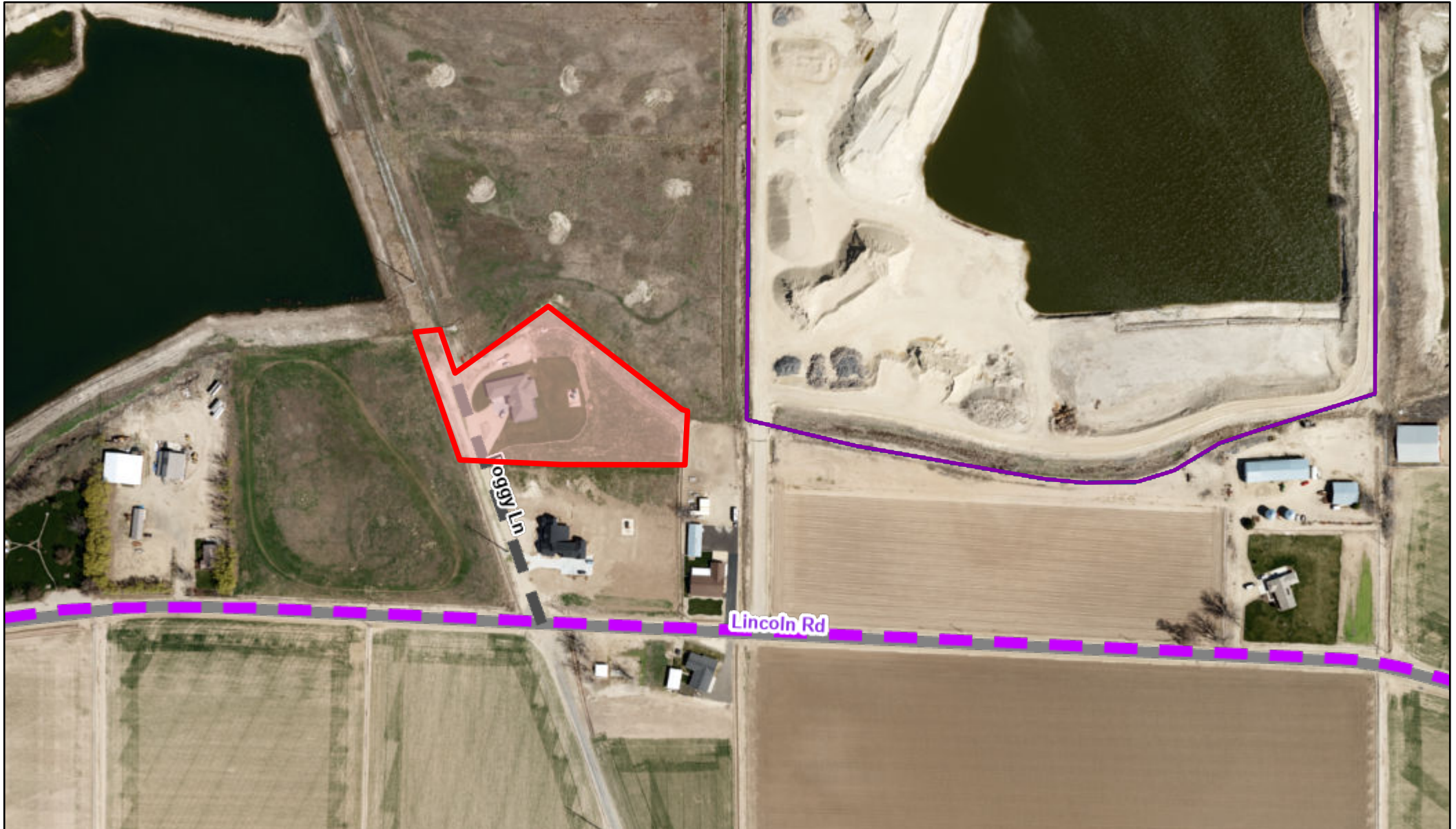
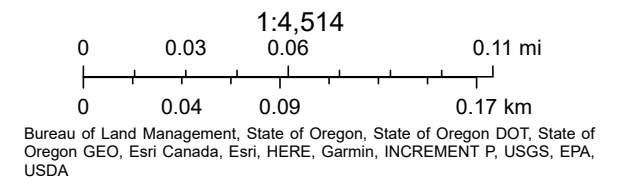


Canyon County, ID Web Map



6/27/2024, 8:24:53 AM

- | | | | |
|--|---|---|--|
| Multiple Parcel Search _Query result | CanyonCountyRoads | Urban_2023 | Imagery_2022 |
| Hydro_NHDFlowline | Roads | Red: Red | Red: Band_1 |
| Hydro_NHDFlowline | CC_PrivateRoads | Green: Green | Green: Band_2 |
| | ITDFunctionalClassification | Blue: Blue | Blue: Band_3 |
| | Major Collector | | |





ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>BRETT FREDERICKSEN</u>	
	MAILING ADDRESS: <u>21004 Foggy 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>Brett Frederickson</u> Date: <u>3/20/24</u></p>		

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

SITE INFO	STREET ADDRESS: <u>21004 Foggy LN, CALDWELL ID 83605</u>	
	PARCEL NUMBER: <u>234070011</u>	
	PARCEL SIZE: <u>2.71</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>A6/R1</u>	PROPOSED ZONING: <u>R1</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>A3/R1</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CR2024-0004</u>	DATE RECEIVED:	<u>6-17-24</u>
RECEIVED BY:	<u>Deb Root</u>	APPLICATION FEE:	<u>\$1400 due</u> CK MO CC CASH



current
land use
(half Ag/
half R-1

ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

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.	✓	dr
Letter of Intent (see standards on next page)	✓ Not complete	
Land Use Worksheet	✓	✓ dr
Neighborhood Meeting form was completed and signed	✓ Used letter & pro owner list	✓ dr
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	dr
Irrigation District	✓	dr
Fire District	✓	dr
Highway District/Idaho Transportation Dept	✓	dr
Area of City Impact (If applicable)	✓	dr
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	0	OK dr
Deed or evidence of property interest to the subject property	✓	dr
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment		

****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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

CR2024-0004

Crash

OK dr 6/24!
missing some

R34070011 PARCEL INFORMATION REPORT

4/4/2024 8:57:51 AM

PARCEL NUMBER: R34070011

OWNER NAME: FREDERICKSEN BRETT

CO-OWNER: FREDERICKSEN SHALESE

MAILING ADDRESS: 21004 FOGGY LN CALDWELL ID 83605

SITE ADDRESS: 21004 FOGGY LN

TAX CODE: 2750000

TWP: 4N **RNG:** 2W **SEC:** 17 **QUARTER:** SW

ACRES: 2.71

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG/R1 / SINGLE FAMILY RESIDENTIAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022 : Ind

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Ind

IRRIGATION DISTRICT: MASON CREEK DITCH CO \ PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X \ X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:**
16027C0261F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2022022501

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 17-4N-2W SW PORTION OF TX 21344 IN SESW IN TCA 113-00

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County Development Services
111 N 11th Ave, #310, Caldwell, ID, 83605

To whom it may concern,

The purpose of this letter is to explain our intent to split parcel R34070011 into two lots, each zoned R1. We are requesting a Conditional Rezone with a Development Agreement to rezone a property from Agricultural to R1 (Single Family Residential) for the purpose of splitting our 2.7 acre parcel to create one additional building lot.

1. Is the proposed conditional rezone generally consistent with the comprehensive plan? The request is consistent with the current land use, however, the future land use map of this parcel is designated as industrial.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

This lot is currently zoned AG/R1. Our request is more appropriate than the current zoning designation because the surrounding lots on our lane are 1 acre parcels zone R1 for single family residential.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Yes, the lots adjacent to the south, east, and west are R1 residential. The land north of this lot will be used for mineral extraction/gravel pits. However, this will not have an impact on this lot.

4. Will the proposed conditional rezone negatively affect the character of the area?

What measures will be implemented to mitigate impacts? The proposed rezone will not affect the character of the area as the current land use is 1 acre residential.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Yes, the new lot will have access to power already on the lane. The current lots require well and septic, which will be required for the new lot.

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns?

What measures have been taken to mitigate traffic impacts? There are no public street improvements that will be necessary. The lot will gain access through the shared private lane. There will be no impact as it is only one additional residence.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Legal access to the property will be included with the lot split via a private driveway from Foggy Ln.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services?

What measures will be implemented to mitigate impacts? The proposed rezone will not impact public services and facilities in any way as it is just one additional residence to our private lane.

Our lot sits at the end of Foggy Ln, a private lane north of Lincoln Rd. We intend to split the 2.7 acre parcel into a 1.5 and 1.2 acre parcel. The 1.5 acre will include our original home and the 1.2 will be a new residential lot. Attached is a diagram of the general concept of this project.

Thank you for your consideration.

Regards,

Brett and Shalese Fredericksen

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? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is 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: N/A 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)
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: _____

2. DAYS AND HOURS OF OPERATION:

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

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ 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? _____

Is there is a loading or unloading area? _____

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: _____

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: 21004 Foggy LN

Parcel Number: R34070011

City: CALDWELL

State: ID

ZIP Code: 83605

Notices Mailed Date: 5/23/24

Number of Acres: 2.71

Current Zoning: AG/R1

Description of the Request: Conditional Rezone to R1 to Split 2.71 Parcel into two separate 1.5 & 1.2 acre parcels

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: BRETT FRIDRICKSEN

Company Name:

Current address: 21004 Foggy LN

City: CALDWELL

State: ID

ZIP Code: 83605

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 6/4/24	MEETING LOCATION: 21004 Foggy LN	
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE	ADDRESS
1. JAKE THIBAUT	<i>Jake Thibaut</i>	20950 Foggy LN, Caldwell ID 83605
2. LAMAR KOFORD	<i>Lamar Koford</i>	1293 Apple Creek Ct, ETOWA, ID 83616
3.		
4. DAVID CALDWELL	<i>David Caldwell</i>	10522 UNKNOWN RD
5. Kimberly Koford	<i>Kimberly Koford</i>	Caldwell ID 83605
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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):

BRETT FREDERICKSEN

APPLICANT/REPRESENTATIVE (Signature):



DATE: 6 / 4 / 24

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

May 8, 2024

Dear Neighbor,

We are in the process of submitting an application to Canyon County Development Services (DSD) for a Conditional Rezone to R1(single family residential) of our 2.71 acres. The purpose of the rezone is to obtain an additional residential parcel if approved. 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 Rezone is applied.

The Neighborhood Meeting details are as follows:

Date: June 4, 2024

Time: 6:00 pm - 7:00 pm

Location: 21004 Foggy Lane, Caldwell, ID 83605

Property description: Fredericksen Residence

The project is summarized below:

Site Location: 21004 Foggy Lane, Caldwell, ID 83605

Proposed access: Foggy Lane

Total acreage: 2.71

Proposed lots: 2

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 PREAPPLICATION 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 509-989-5169

Sincerely,

Brett & Shalese Fredericksen

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

May 8, 2024

Dear Neighbor,

Cadd. Rezone w/DA

We are 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 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 is applied.

The Neighborhood Meeting details are as follows:

Date: May 19, 2024

Time: 7:30 pm - 8 pm

Location: 21004 Foggy Lane, Caldwell, ID 83605

Property description: Fredericksen Residence

The project is summarized below:

Site Location: 21004 Foggy Lane, Caldwell, ID 83605

Proposed access: Foggy Lane

Total acreage: 2.71

Proposed lots: 2

*Must repeat
mtg with correct
information
per CA
5/23?*

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 PREAPPLICATION 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,

Brett & Shalese Fredericksen

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

January 20, 2024

Dear Neighbor,

We are 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 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 is applied.

The Neighborhood Meeting details are as follows:

Date: January 30, 2024

Time: 7:30 pm - 8 pm

Location: 21004 Foggy Lane, Caldwell, ID 83605

Property description: Fredericksen Residence

The project is summarized below:

Site Location: 21004 Foggy Lane, Caldwell, ID 83605

Proposed access: Foggy Lane

Total acreage: 2.71

Proposed lots: 2

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 PREAPPLICATION 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,

Brett & Shalese Fredericksen

(Sent to the Following Addresses: - LaVar Kofoed, 1293 W. Applecreek Ct. Eagle, ID 83605. - Jacob Thibault, 20950 Foggy Ln, Caldwell, ID 83605. - Evelyn Floyd, 10726 Lincoln Rd. Caldwell, ID 83605. - David Caldwell, 10520 Lincoln Rd. Caldwell, ID 83605. - Samantha Caldwell 10517 Lincoln Rd. Caldwell, ID 83605.)

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: 21004 Foggy Ln

Parcel Number: R34070011

City: CALDWELL

State: ID

ZIP Code: 83605

Notices Mailed Date: 5/8/24

Number of Acres: 2.71

Current Zoning: AG/R1

Description of the Request: Split parcel into two 1/2 acre lots

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: BRETT FREDERICKSEN

Company Name:

Current address: 21004 Foggy Ln

City: CALDWELL

State: ID

ZIP Code: 83605

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 5/19/24

MEETING LOCATION: 21004 Foggy Ln, Caldwell ID 83605

MEETING START TIME: 7:30 pm

MEETING END TIME: 8:00 pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Jacob Thibault

[Signature]

20500 Foggy Ln, Caldwell, ID 83605

2. LARAK KOFERD

[Signature]

1293 Applecreek Ct Eagle ID 83616

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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):

Brett Frederickson BRETT FREDERICKSON

APPLICANT/REPRESENTATIVE (Signature): Brett Frederickson

DATE: 5 / 19 / 24

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
letter not
correct
had to
reconduct Mtg.*

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: 21004 Foggy LN	Parcel Number: R34070011
City: Caldwell	State: ID ZIP Code: 83605
Notices Mailed Date: 1/20/24	Number of Acres: 2.71 Current Zoning: AG/R1
Description of the Request: Meeting to discuss Lot Split.	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: BRETT FREDERICKSEN		
Company Name:		
Current address: 21004 Foggy LN		
City: Caldwell State: ID ZIP Code: 83605		
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 1/30/24	MEETING LOCATION: 21004 Foggy LN	
MEETING START TIME: 7:00PM	MEETING END TIME: 8:00PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Daniel M Caldwell	<i>[Signature]</i>	10520 Lincoln Rd, Caldwell ID 83605
2.		
3. JACOB THIBAUT	<i>[Signature]</i>	70950 Foggy LN, Caldwell ID 83605
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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): _____

DATE: 1 / 30 / 2024



AGENCY ACKNOWLEDGMENT

Date: 2/22/24
Applicant: RETT FREDERICKSEN
Parcel Number: 234070011
Site Address: 21004 FOGGY LN, CALDWELL ID 83605

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: 03/06/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for informal review.

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

Highway District:

☐ Applicant submitted/met for informal review.

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

Irrigation District:

☐ Applicant submitted/met for informal review.

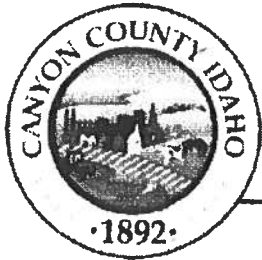
Date: 3/20/24 Signed: _____
District: Rich Bianchi Marion Creek
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 2/22/24 Signed: R. J. [Signature]
City: Middleton
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: 2/27/24
Applicant: LETT FREDERICKSEN
Parcel Number: 234070011
Site Address: 21007 FOGGY LN, CALDWELL ID 83605

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: Caldwell

☒ Applicant submitted/met for informal review.

Date: 2/28/24 Signed: Alan Powell PM
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: Middleton

☒ Applicant submitted/met for informal review.

Date: 2/22/24 Signed: RJ
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: 2/22/24
Applicant: BRETT FREDERICKSEN
Parcel Number: 234070011
Site Address: 21004 FOGGY LN, CALDWELL ID 83605

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:

☐ Applicant submitted/met for informal review.

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

Highway District:

☒ Applicant submitted/met for informal review.

Date: 3/5/24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation 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

☒ Applicant submitted/met for informal review.

Date: 2/22/24 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

EverBank

Serviced by LoanCare

P.O. Box 8068 | Virginia Beach, VA 23450 | 1.844.436.0374

1-754-01619-0016319-001-000-000-000-000

BRETT FREDERICKSEN
SHALEASE FREDERICKSEN
21004 FOGGY LN
CALDWELL ID 83605-7978

IMPORTANT TAX RETURN INFORMATION BELOW

ACCOUNT NUMBER: [REDACTED]

FOR INFORMATION CALL: 1.844.436.0374
CUSTOMER SERVICE HOURS:
Monday - Friday: 8 a.m. to 9 p.m. ET
Saturday: 8 a.m. to 3 p.m. ET

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

ANNUAL TAX AND INTEREST STATEMENT

BRETT FREDERICKSEN
SHALEASE FREDERICKSEN
21004 FOGGY LN
CALDWELL ID 83605-7978

EverBank
P.O. Box 8068
Virginia Beach, VA 23450

TIN# 54-1322898

YEAR: 2023

ACCT #: [REDACTED]

SSN: [REDACTED]

DISBURSEMENTS FROM ESCROW

PROPERTY TAX
HAZARD INSURANCE
MORTGAGE INSURANCE
ESCROW REFUND
ADDT'L ASSESSMENTS

CURRENT TOTAL PYMT
CURRENT ESCROW PYMT

PRINCIPAL RECONCILIATION

BEG BAL
APPLIED PRIN
ENDING BAL

INTEREST RECONCILIATION

\$0.00

INTEREST PAID

*MORTGAGE INTEREST RECEIVED
FROM PAYER(S)/BORROWER(S)

ESCROW RECONCILIATION

BEG BAL
DEPOSITS
DISBURSEMENTS
ENDING BAL

☐ CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

LoanCare, LLC c/o EverBank
P.O. Box 8068
Virginia Beach, VA 23450
(800) 274-6600

*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No. 1545-1380

Form **1098**

(Rev. January 2022)

For calendar year
2023

Mortgage Interest Statement

PAYER'S/BORROWER'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code

BRETT FREDERICKSEN
SHALEASE FREDERICKSEN
21004 FOGGY LN
CALDWELL ID 83605-7978

1 Mortgage interest received from payer(s)/borrower(s)*

\$ 30,097.46

2 Outstanding mortgage principal

\$ [REDACTED]

3 Mortgage origination date

04/26/22

4 Refund of overpaid interest

\$ [REDACTED]

5 Mortgage insurance premiums

\$ 0.00

6 Points paid on purchase of principal residence

\$ 0.00

7 If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.



8 Address or description of property securing mortgage

21004 FOGGY LN
CALDWELL ID 83605

9 Number of properties securing the mortgage

01

10 Other Real Estate Taxes Paid

[REDACTED]

11 Mortgage acquisition date

Account number (see instructions)

[REDACTED]

RECIPIENT'S/LENDER'S TIN

PAYER'S/BORROWER'S TIN

Copy B
For Payer/
Borrower

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.



CUSTOMER ACCOUNT ACTIVITY STATEMENT 2023

TRANSACTION DESCRIPTION	PROCESS DATE	DUE DATE	TOTAL AMOUNT RECEIVED	PRINCIPAL PAID	INTEREST PAID	ESCROW PAID	LATE CHARGES	OPTIONAL INSURANCE	OTHER
PAYMENT	01/23	01/23							
PAYMENT	02/23	02/23							
PAYMENT	03/23	03/23							
PAYMENT	04/23	04/23							
ESCROW REFUND	04/23								
PAYMENT	05/23	05/23							
HAZARD INSURANCE DISBURSEMENT	05/23	04/24							
COUNTY TAX DISBURSEMENT	05/23	06/23							
PAYMENT	06/23	06/23							
PAYMENT	07/23	07/23							
PAYMENT	08/23	08/23							
ESCROW REFUND	08/23								
PAYMENT	09/23	09/23							
PAYMENT	10/23	10/23							
PAYMENT	11/23	11/23							
COUNTY TAX DISBURSEMENT	12/23	12/23							
PAYMENT	12/23	12/23							

LOT 1
EXISTING HOME TO REMAIN
LOT AREA: ±1.5 ACRES

LOT 1

LOT 2
PROPOSED NEW BUILDING LOT
LOT AREA: ±1.2 ACRES

LOT 2

LINCOLN ROAD

FOGGY LANE

LINCOLN ROAD

21004 FOGGY LANE

LOT LAYOUT

BRONZE BOW

P.O. BOX 8525 BOISE, ID 83704

JADON@BRONZEBOWLAND.COM

PROJECT#

JAN 2024

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Madelyn Vander Veen

From: Sage Huggins
Sent: Tuesday, January 30, 2024 10:25 AM
To: Madelyn Vander Veen
Subject: FW: [External] Re: Parcel R34070011
Attachments: PH_Comprehensive-Plan-Amendment_Packet (3).pdf; PH_Zoning-Amendment_Packet (3).pdf

forwarding

From: Sage Huggins
Sent: Wednesday, January 18, 2023 7:48 AM
To: 'Brett Fredericksen' <[REDACTED]>
Subject: RE: [External] Re: Parcel R34070011

The future land use for the property is industrial based off of the 2030 comprehensive plan map. In order to rezone you could either do a comprehensive plan map amendment application in order to change the future land designation along with a straight rezone application to change the current zoning. OR you could try for a conditional rezone application, which would not set a precedence for the zoning in the area. Staff often recommends a conditional rezone, as conditions would be put on the rezone the parcel would be tied to when going about dividing the parcel as well as a development agreement.

You would have to attempt to rezone to an R-1 (single family residential) zoning in order to have a minimum of 1 acre lots. The private road Foggy Ln has a 60 ft easement near west property line of R34070011.

I have attached the applications I mentioned to this email.

Sage Huggins
Planning Technician
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Brett Fredericksen <[REDACTED]>
Sent: Tuesday, January 17, 2023 4:34 PM
To: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
Subject: Re: [External] Re: Parcel R34070011

From: Brett Fredericksen [REDACTED]
Sent: Thursday, January 12, 2023 3:51 PM
To: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
Subject: [External] Re: Parcel R34070011

On Tue, Aug 9, 2022 at 3:07 PM Sage Huggins <Sage.Huggins@canyoncounty.id.gov> wrote:

Good Afternoon,

Parcel R34070011 is a 2.71 acre parcel. It was mentioned in AD2018-0121 which allowed it access via the private road. This mentions that the parcel was created through a division and property boundary adjustment that did not go through Canyon County approval, the parcel does have a building permit available to it once adequate access was provided and R34070 is corrected. R34070 and R34142 look to have been merged through the survey recorded with this approved land division, however they look to be in different taxing districts which required them to have separate parcel numbers, meaning no further merging is required.

Parcel R34070011 is zoned as agricultural.

Parcel R3407011 came from mother parcel R34070, it looks like R34071 has done a property boundary adjustment to reduce the parcel to its current configuration.

If you wanted to split this parcel it would need to be rezoned from its agricultural zoning (A) to a single family residential zoning (R-1) likely through a conditional rezone application. From here it looks like platting is not triggered yet, as the original R34070 parcel is now only a total of two parcels. An administrative land division application would have to follow an approved rezone to split the parcel. The new parcel would need to be added into the RUMA for the Private road and a shared driveway or easement for access would be required.

If you have further questions feel free to reach out,

Sage Huggins email dr



DSD Director Administrative Decision

Canyon County Code of Ordinances
§07-18-01, §07-10-17 & §07-10-03

2018-052670

RECORDED

11/20/2018 03:24 PM



00406401201800626700260252

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=25 EHOWELL

\$82.00

MISC

MILLS, ALAN

Case Number: AD2018-0121

Parcel(s): R34142, R34142010, R34070 & R3470011

Property Owner/Applicant(s): Gary & Ramona Family Trust
(Owner); Alan Mills (Applicant)

Request:

The applicant, Alan Mills, on behalf of the property owner, is requesting to complete the following:

- 1) A property boundary adjustment merging parcels R34142 & R34070;
- 2) Land division of parcel R34142010 into a total of three parcels. The parcel is zoned "R1" (Single Family Residential, 1 acre average minimum lot size); and
- 3) Private road to serving a total of four parcels (Parcel R34070011 and three parcel created by the land division of Parcel R34142010).

Parcel History:

- Parcel R34142 was an original 3.91 acre parcel zoned "A" (Agricultural) that was divided without land division approval.
- R34142010 was the result of the division of parcel R34142. In 2011, the parcel was rezoned (RZ2011-1) to "R1" (Single Family Residential, 1 acre average minimum lot size) which allows the parcel to be divided into a total of three parcels subject to CCZO §07-18-01.
- Parcel R34070 and Parcel R34070011 are zoned "A" (Agricultural). The parcels are a result of property boundary adjustments and divisions completed without approval. Pursuant to PI2011-20, parcel R34070-011 has a building permit once adequate access is provided and Parcel R34070 is merged or corrected.

Private Road: The request includes a private road application. The private road will serve four parcels by means of a 60 foot wide access easement that connects to Lincoln Road, a public road. The private road will be named Foggy Lane. Canyon Highway District #4 supports the private road location subject to an approach permit. Consistent with §07-10-03(1)B3 CCZO, a Road User's Maintenance Agreement has been recorded (Instrument No. 2018-048797).

Finding:

The result of the land division creates a total of three parcels on parcel R34142010 which is consistent with CCZO §07-18-01. The result of the property boundary adjustment merges parcel R34070 into parcel R34142 which has an existing dwelling and outbuildings. The adjustment removes an inconsistent parcel. The result is consistent with CCZO §07-10-17 (Property Boundary Adjustment requirements). The private road, as conditioned, meets all private road requirements of CCZO §07-10-03.

The division shall be in substantial compliance with Instrument No. 2018-051910. The subject parcel shall be divided as follows:

- Parcel 2A: 1 ac. (Building Permit available, access from private road)
- Parcel 2B: 1 ac. (Building Permit available, access from private road)
- Parcel 2C: 1 ac (Building Permit available, access from private road)
- Parcel 3: 2.740 ac. (Building Permit available, access from private road)
- Parcel 4: 1.161 ac. (Parcel R34142 & R34070 merged together, contains an existing dwelling and outbuildings)

Decision: Upon review, the Director of Development Services finds the request consistent with land division (§07-18-01 CCZO), property boundary adjustment (§07-10-17 CCZO) and private road (§07-10-03 CCZO) requirements and standards. Therefore, the application is **APPROVED** subject to the following conditions:

- 1) The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

- 2) Prior to building permit issuance, the following shall be completed:
- An approach permit shall be approved by Canyon Highway District #4;
 - The private road shall be constructed in accordance with CCZO §07-10-03(3) and
 - The street sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense.

Patricia Nilsson
Director

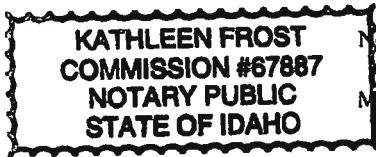
November 20, 2018
Date

State of Idaho)

SS

County of Canyon County)

On this 20 day of November, in the year of 2018, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, 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: K Frost
My Commission Expires: 6-3-2022

RECORD OF SURVEY

A PORTION OF THE NE 1/4 NW 1/4 OF SECTION 20 AND THE SE 1/4 SW 1/4 OF SECTION 17,
ALL IN TOWNSHIP 4 NORTH, RANGE 2 WEST, ROSE MERIDIAN,
CANYON COUNTY, IDAHO

SE1/4SW1/4

Parcel 3
2.740 Acres

AP2018-0121

R22011-1
6.5 acres
3.84 to R1

NO	LINE TABLE
1	S62°40'00"E 11.86'
2	S72°12'30"E 11.86'
3	S62°40'00"E 11.86'
4	S62°40'00"E 11.86'
5	S62°40'00"E 11.86'
6	S62°40'00"E 11.86'
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10	S62°40'00"E 11.86'
11	S62°40'00"E 11.86'
12	S62°40'00"E 11.86'

Reference Survey:
Inst. No. 199500589-4
Inst. No. 199800280-5
Inst. No. 199704280-9
Inst. No. 200805282-7
Inst. No. 200804281-4
Reference Point:
Inst. No. 200401360-3

Scale 1" = 100'

- LEGEND**
- 5/8" REBAR - FOUND
 - 1/2" x 24" REBAR - SET
 - CALCULATED POINT
 - PROPERTY BOUNDARY LINE
 - SECTION/AUDIT PART LINE
 - EASEMENT LINE

CERTIFICATION

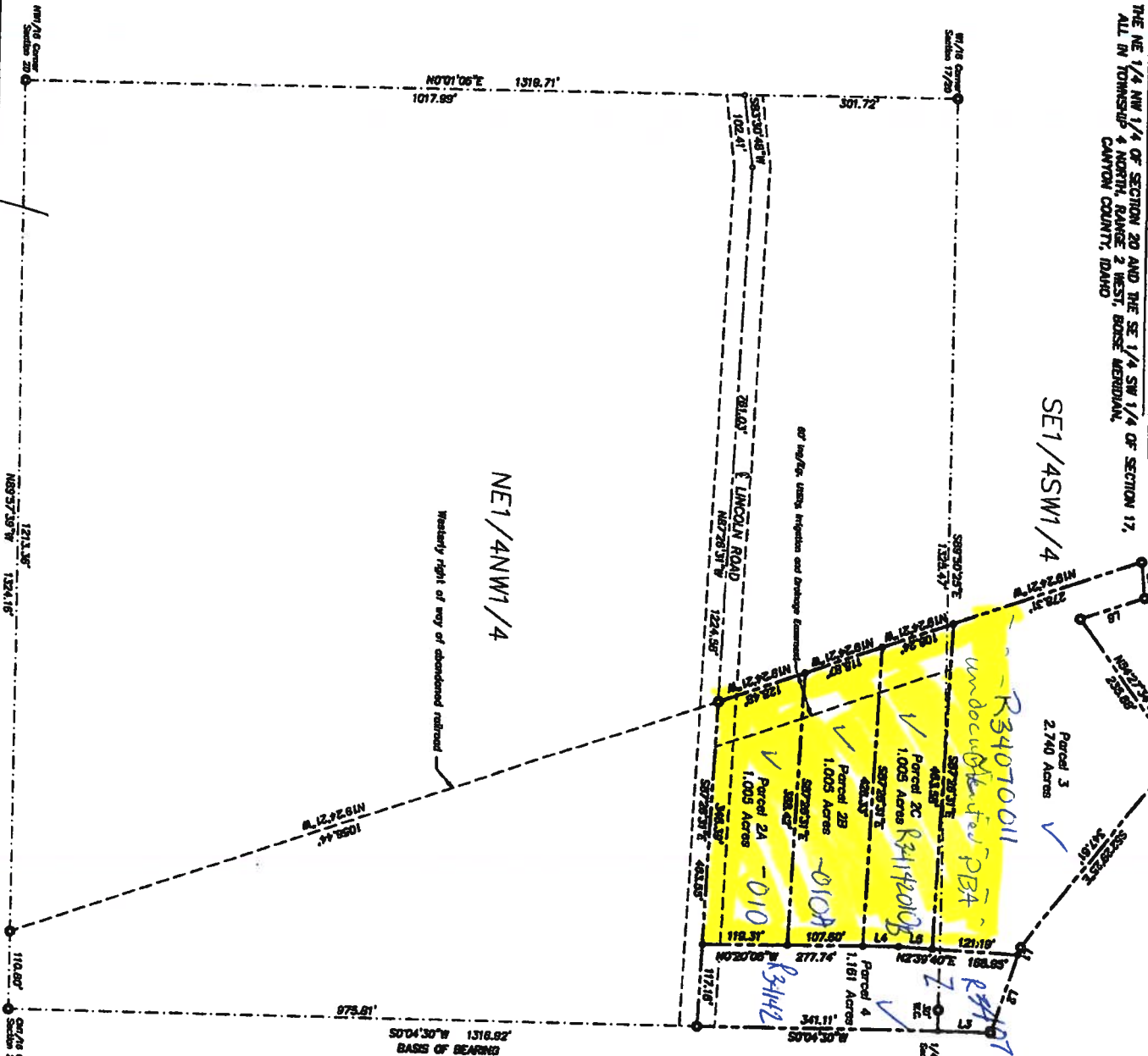
I, Thomas J. Whitner, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Repealment Act, Idaho Code §§-1601 through §§-1612.



**GARY & RAMONA
WHITNEY FAMILY TRUST**

**Striner
Land Survey**

Drawn By: SLW
Date: Oct. 5, 2018
Surveyed By: TSW
Job No. AU2618
President: David Striner, P.L.S.
81001 Uppert Pleasant Hwy. S.E.
Coeur d'Alene, Idaho 83814
(208)-464-0833
WWW.STRINERLANDSURVEY.COM

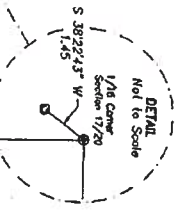


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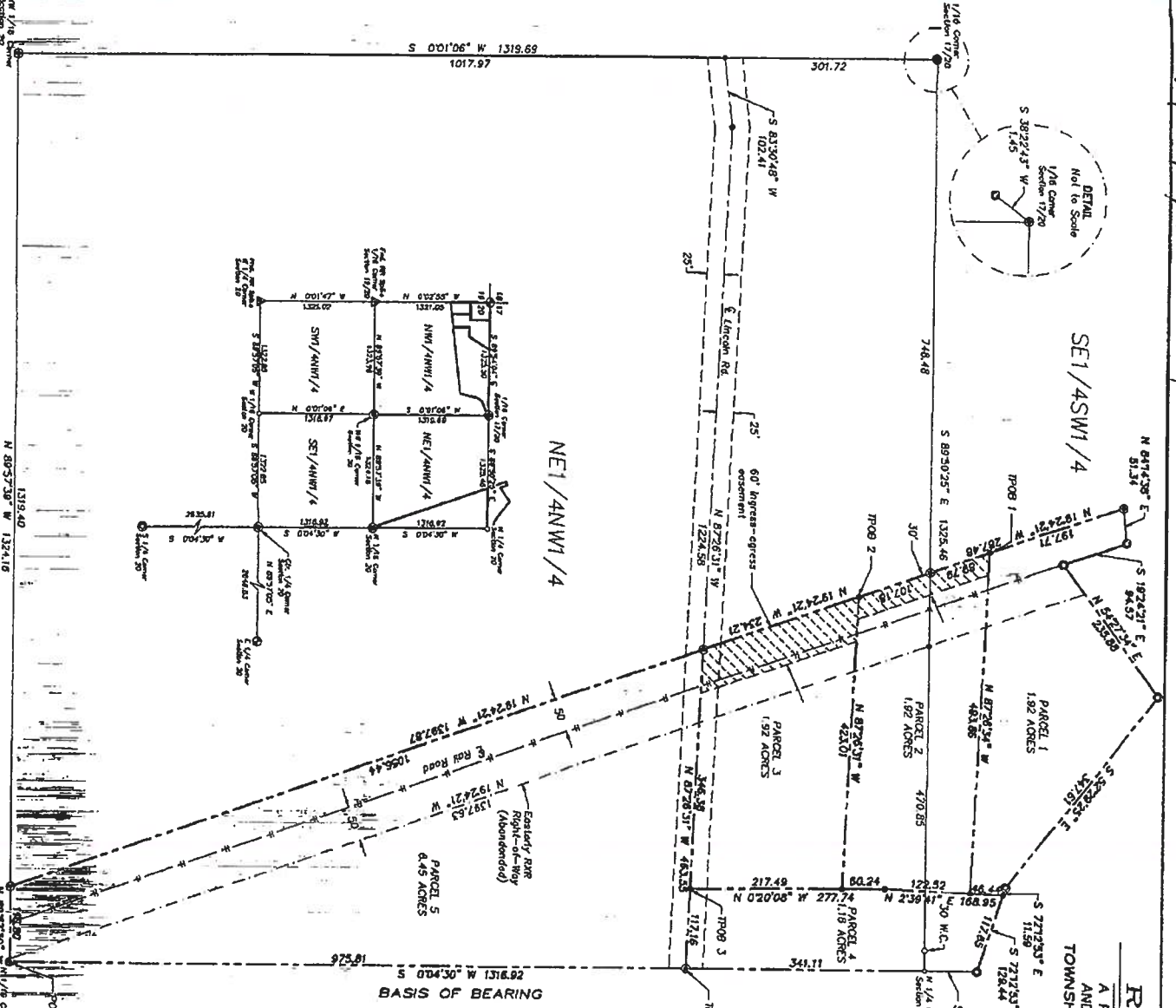
RECORD OF SURVEY

A PORTION OF THE NE1/4NW1/4 OF SECTION 20
AND A PORTION OF THE SE1/4SW1/4 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



SE1/4SW1/4

NE1/4NW1/4



LEGEND

- GRASS CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- PR NAIL & BRASS WASHER
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- () DATA OF RECORD
- W.C. WITNESS CORNER

CERTIFICATION

I, Greg L. Skinner, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map was prepared from an actual survey made on the ground under my direct supervision, and that it is in conformity with the representation of the map.



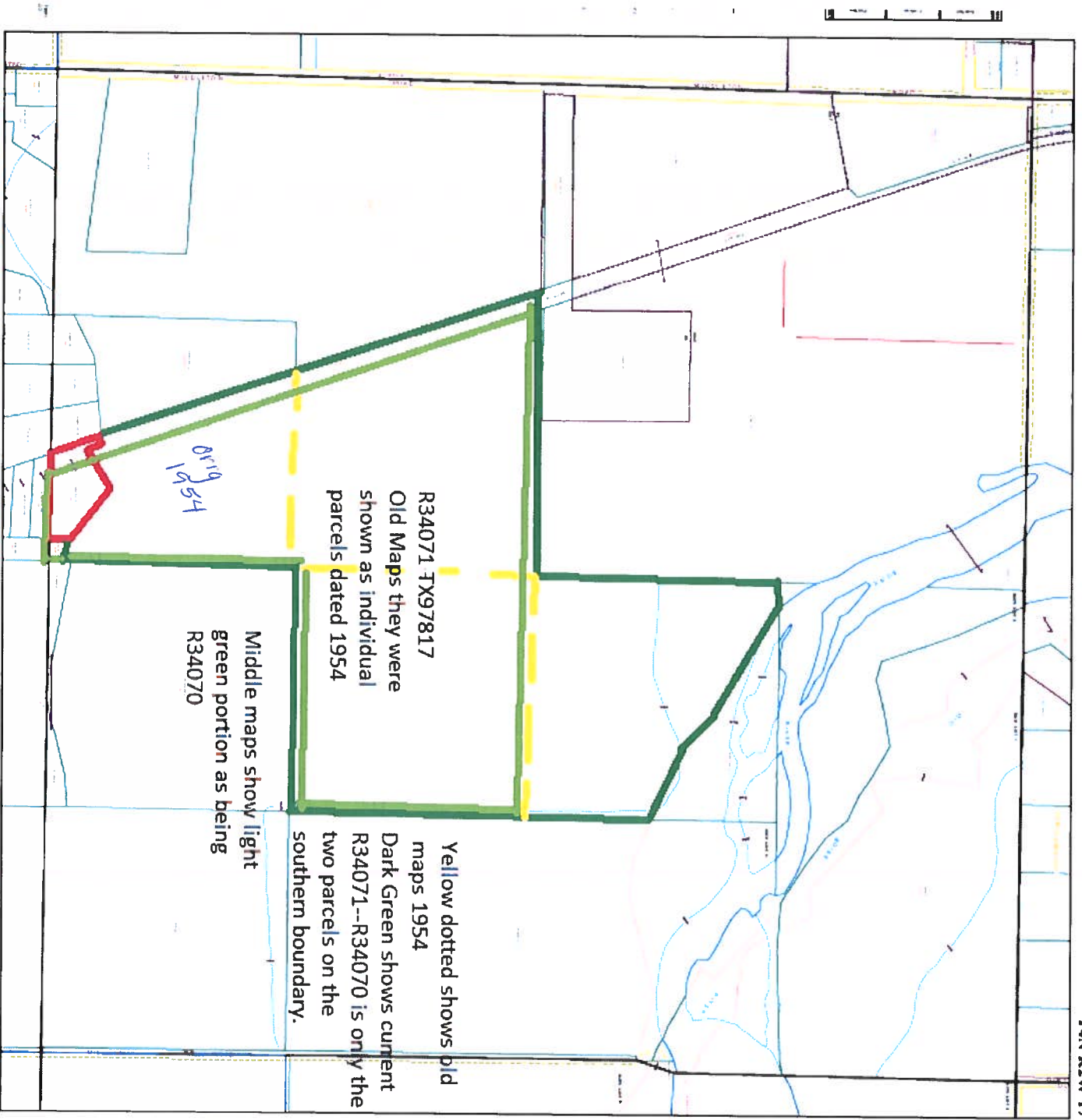
INDEX No. 424-20-4-1-D-00-00
SURVEY FOR WHITNEY ESTATE
(Sheet 1 of 2)

Skinner Land
Survey Co., Inc.

1001 E. Chubb, Suite C
Boise, Idaho 83706
(208) 344-9900

SEC. 17 T4N R2W

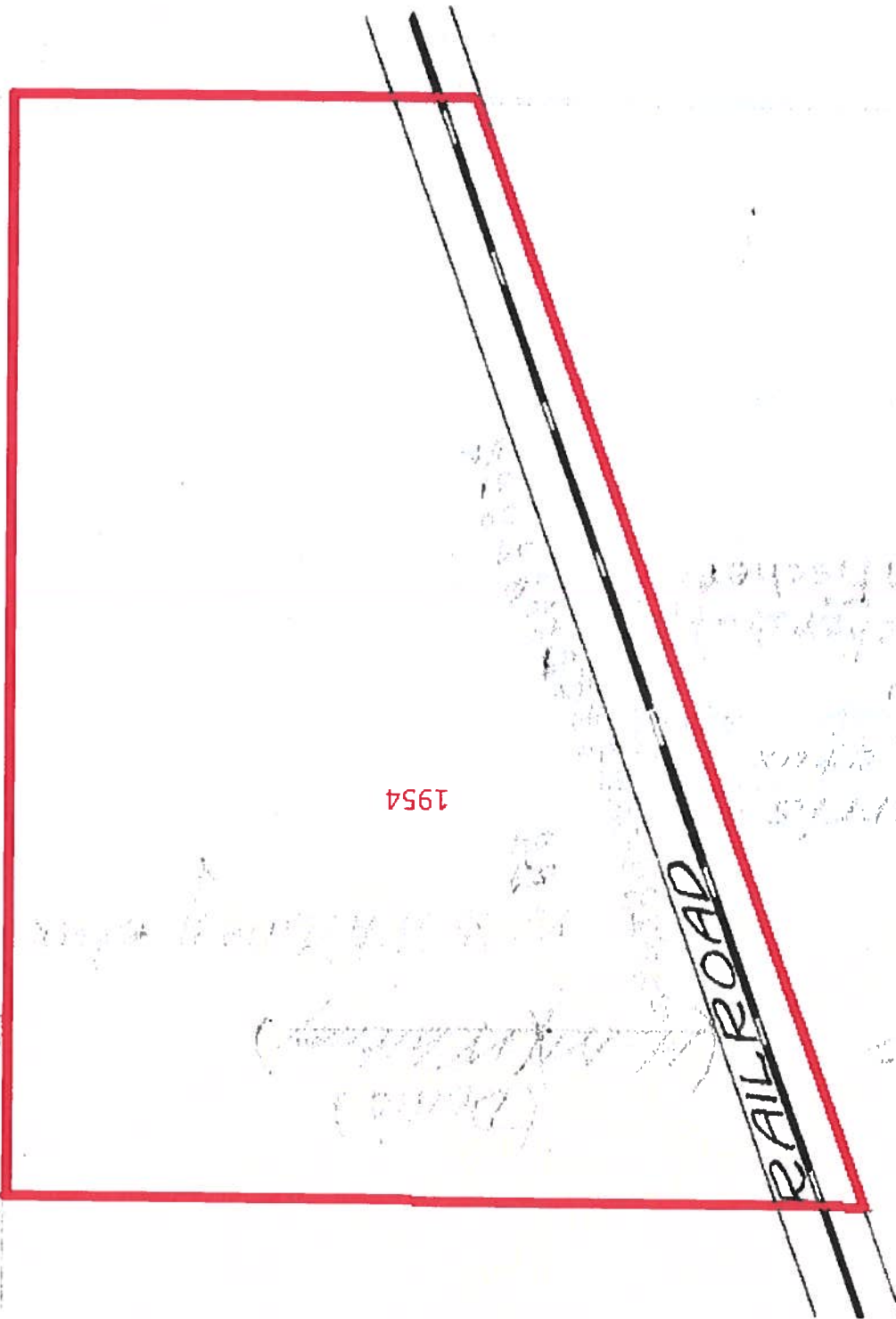
T4N R2W 17



Survey 9742909
5.82ac

Nov 12, 1998
tiny portion of R34070
was added with R34112
(1.16 acres total)
Whitney to Caldwell
and it is in separate Tax district.

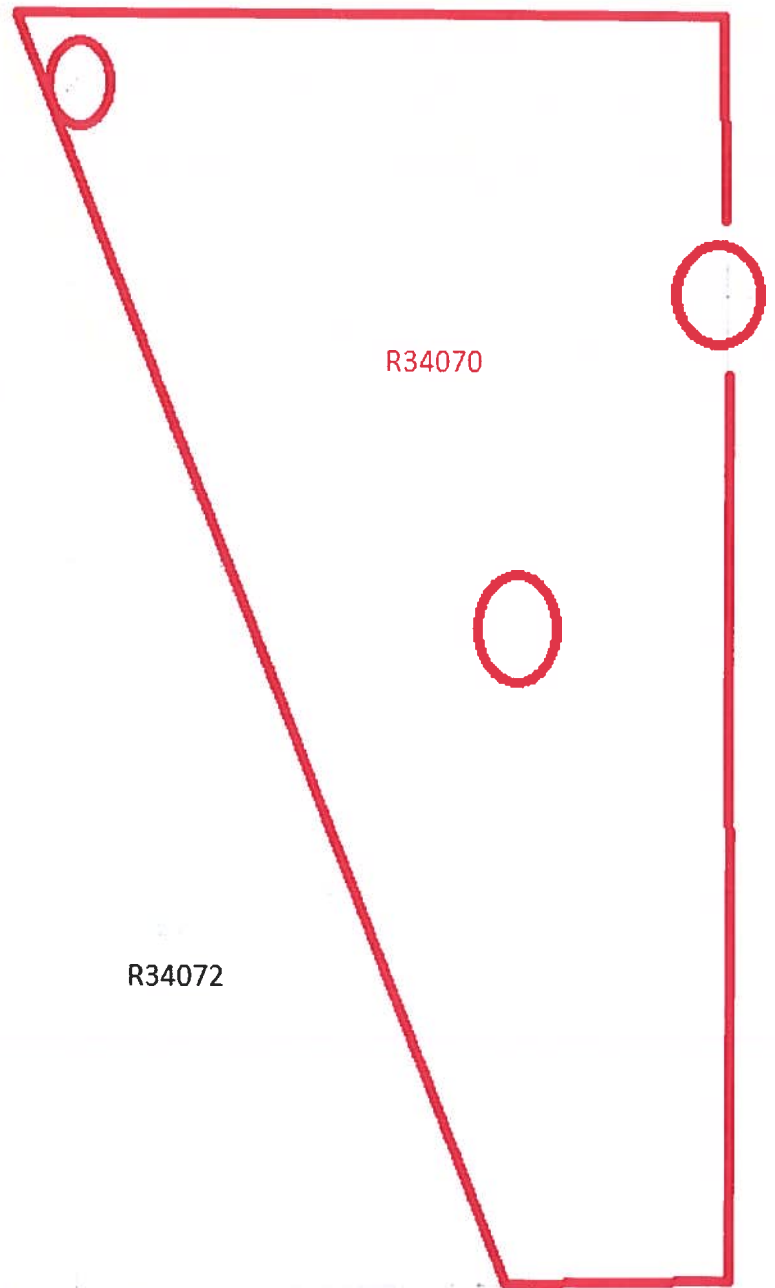
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1954

RAILROAD

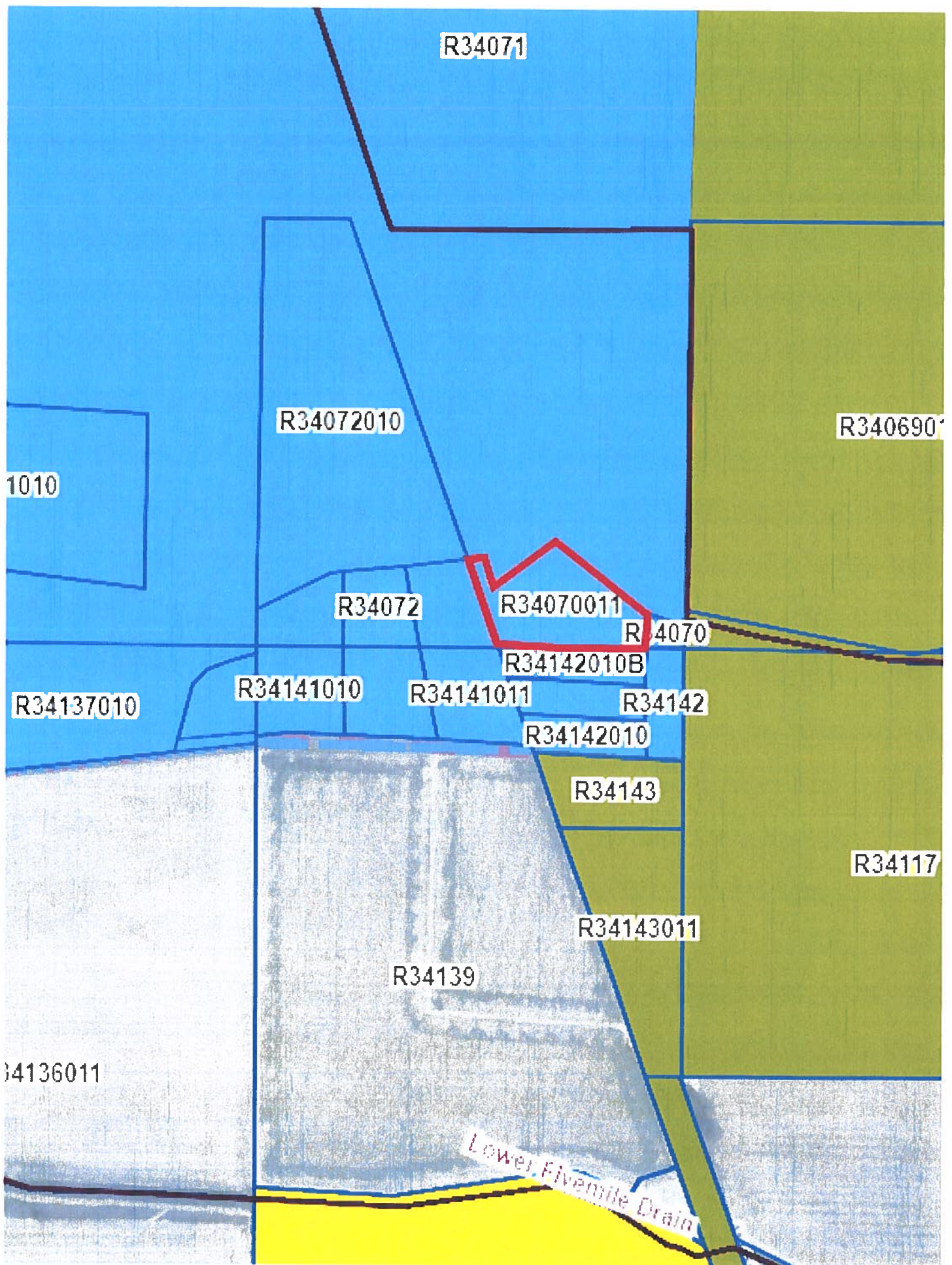
2



R34070

R34072

Tx 97817 R34071 - combined parcels together.





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: 82946

Date: 6/26/2024

Date Created: 6/26/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Brett Fredericksen

Comments: CR2024-0004

Site Address: 21004 FOGGY LN, Caldwell ID 83605 / Parcel Number: 34070011 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 Rezone with Development Agreement	CR2024-0004	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check / Ref Number:</u>	<u>Amount:</u>
Credit Card	158256556	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck