

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Shawn and Rae Lynn Kelley
	MAILING ADDRESS: 24720 Harvey Rd. Caldwell, ID 83607
	PHONE: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:

*Rae Lynn Kelley*

Date:

11-6-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: same as above
	COMPANY NAME: Property owner/developer
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 24720 Harvey Rd. Caldwell, ID
	PARCEL #: R38194010A LOT SIZE/AREA: 4.12 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 35 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> SHORT PLAT SUBDIVISION <input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input checked="" type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input checked="" type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER: CR2022-0033 SD2022-0056  
R02022-0040

DATE RECEIVED: 11-29-2022

RECEIVED BY: CL + Devin

APPLICATION FEE: 3200 CK MO CC CASH

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Shawn & Rae Lynn Kelley
	MAILING ADDRESS: 24720 Harvey RD. Caldwell, ID 83607
	PHONE: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Shawn Kelley</u> Date: <u>1/29/22</u>	

(AGENT)  ARCHITECT ENGINEER BUILDER	CONTACT NAME: Same as above
	COMPANY NAME: property owner/developer
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 24720 Harvey RD. Caldwell, ID 83607
	PARCEL #: R38194010A LOT SIZE/AREA: 4.12 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 35 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO)

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> <del>SHORT PLAT SUBDIVISION</del> <input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input checked="" type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input checked="" type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER: CR 2022-0033 RD 2022-0040	DATE RECEIVED: 11-29-2022
RECEIVED BY: CL & Devin	APPLICATION FEE: \$3200 (CK) MO CC CASH

## R38194010A PARCEL INFORMATION REPORT

11/29/2022 8:56:17 AM

PARCEL NUMBER: **R38194010A**

OWNER NAME: **KELLEY SHAWN**

CO-OWNER: **KELLEY RAE**

MAILING ADDRESS: **13259 LOCUST LN NAMPA ID 83686**

SITE ADDRESS: **24720 HARVEY RD**

TAX CODE: **0320000**

TWP: **5N** RNG: **3W** SEC: **35** QUARTER: **NW**

ACRES: **4.12**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT:

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL** - *Rezone R1*

HIGHWAY DISTRICT: **CANYON HWY**

FIRE DISTRICT: **MIDDLETON FIRE**

SCHOOL DISTRICT: **MIDDLETON SCHOOL DIST**

IMPACT AREA: **MIDDLETON**

FUTURE LAND USE: **Res**

IRRIGATION DISTRICT: **BLACK CANYON IRRIGATION DIST**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0235F**

WETLAND: **Riverine**

NITRATE PRIORITY: **NE CANYON CO.**

PRINCIPAL ARTERIAL: **NOT In Principal Art**

COLLECTOR: **COLLECTOR**

INSTRUMENT NO. : **2022017705**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **35-5N-3W NW TX 22170 IN NWNW**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

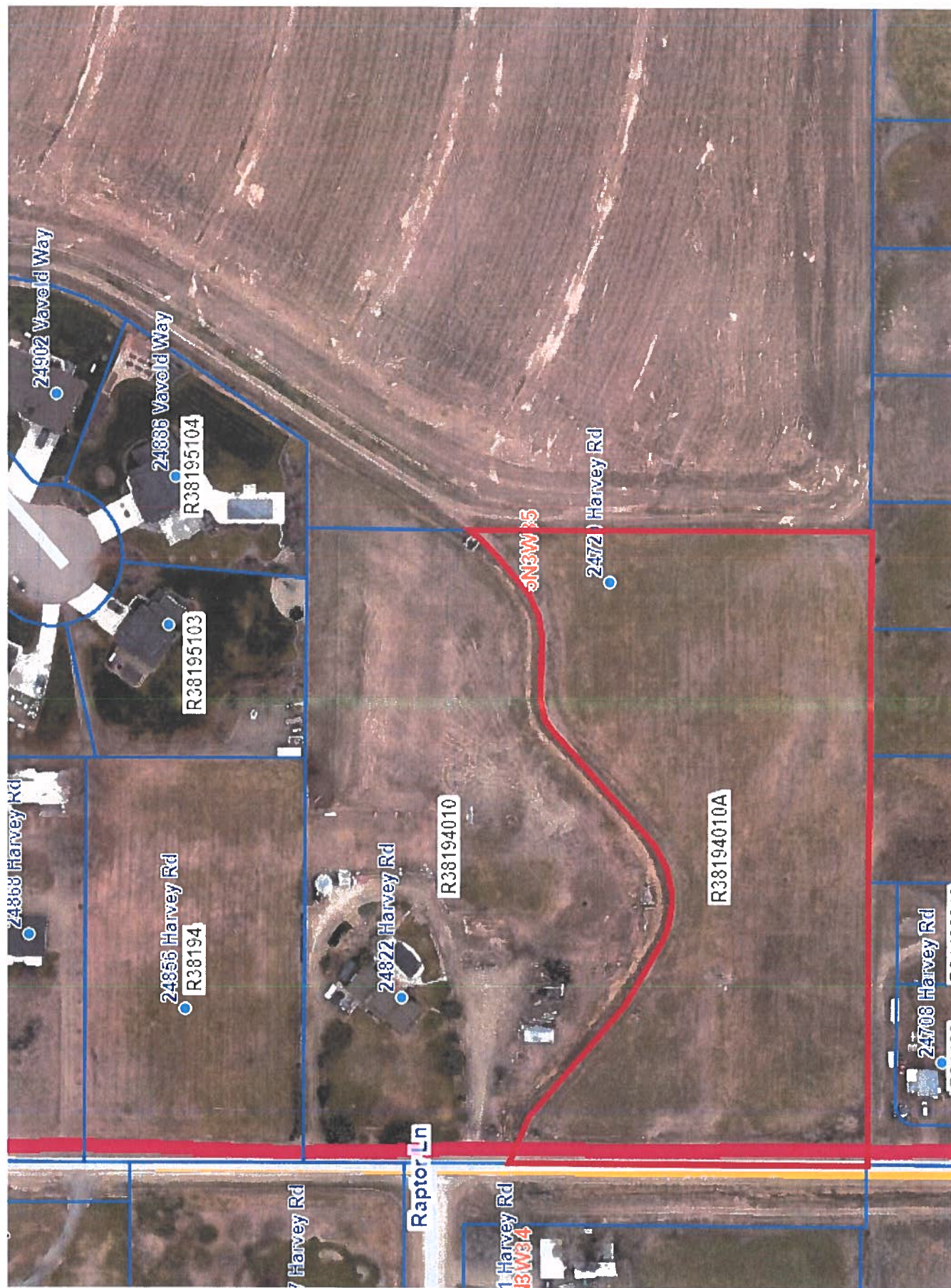


### DISCLAIMER:

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.





24902 Vaveld Way

24886 Vaveld Way

R38195104

R38195103

24856 Harvey Rd

R38194

24822 Harvey Rd

R38194010

2472 Harvey Rd

R38194010

R38194010A

24708 Harvey Rd

Raptor Ln

1 Harvey Rd

R38194010



## ZONING AMENDMENT CHECKLIST

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



#### Select Application Type:

- ☒ Zoning Map Amendment (Rezone)
  - ☐ Rezone (No conditions; CCZO §07-06-05)
  - ☒ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- ☐ Zoning Text Amendment (propose amendment to ordinance)

#### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- ☒ Master Application completed and signed (See attached application)
- ☒ Letter of Intent:
  - Map Amendments: Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
    - Is the request generally consistent with the comprehensive plan?
    - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
    - Is the request compatible with surrounding land uses?
    - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
    - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
    - Does legal access to the subject property for the request exist or will it exist at the time of development?
    - Does the request 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 created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
    - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
      - Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.

Text Amendments: Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.

- ☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
  - ☒ Land Use Worksheet (map amendment only) – See attached worksheet
  - ☐ Draft of proposed ordinance change (text amendment only) **NA**
  - ☒ Deed or evidence of property interest to subject property
  - ☐ \$950 Rezone or **\$1,400** for a Conditional Rezone
  - ☐ \$2800 Text Amendment
- (Fees are non-refundable)

**NOTE:**

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

**CONDITIONAL 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. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

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: \_\_\_\_\_

DSD Planner: \_\_\_\_\_

Associated Case No: \_\_\_\_\_

Dan Lister, Planning Official  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave. Room 310  
Caldwell, ID 83605

RE: Letter of Intent – Parcel No. R38194010A  
Zoning Map Amendment/Conditional Rezone, Preliminary Plat & Private Road

Dear Mr. Lister:

Please accept the enclosed applications for a Zoning Map Amendment/Conditional Rezone with a Development Agreement, Preliminary Plat and Private Road for the development of Parcel #R38194010A0, generally located on the east side of Harvey Rd., approximately ¼ mile south of Purple Sage Rd., within the City of Middleton's Area of Impact.

**Zoning Map Amendment/Conditional Rezone:**

The property consists of 4.12 acres of land currently zoned for Agricultural use in Canyon County. A zoning map amendment and conditional rezone to R-1 is proposed consistent with the zoning amendment criteria listed in CCZO §07-06-05 and §07-06-07(6), as detailed below.

The proposed R-1 (residential) zoning is consistent with the Comprehensive Plan future land use designation of Residential for the property and is more appropriate than the existing agricultural zoning for the property due to the residential nature of the area.

The abutting property to the east is zoned CR-R1 and is in the process of developing with 1 +/- acre lots; the abutting properties to the north and south and across Harvey Rd. to the west are all zoned Agricultural and developed with residential uses. The proposed R-1 zoning and residential use of the property will be compatible with adjacent land uses and will not negatively affect the character of the area. Proposed lot sizes will be slightly larger but generally comparable to those to the south.

Each of the proposed building lots will be developed with its own well and septic system and drainage, irrigation, and utilities will be provided for each lot.

A legal access exists to this property from Harvey Rd. A private road is proposed from Harvey Rd. for access to the proposed lots. Public street improvements are not required with the proposed map amendment in order to provide access to and from the subject property.

Approval of the proposed map amendment/conditional rezone and subsequent development should have minimal impacts on essential public services and facilities, such as schools, police, fire and emergency medical services as only three (3) building lots are proposed.

We are amenable to the requirement of a Development Agreement as a provision of the rezone that ties future development to that proposed with this application.

**Preliminary Plat:**

A preliminary plat consisting of three (3) residential building lots is proposed with each lot consisting of an average minimum lot size of 1 acre as required in the R-1 district. No open space lots are proposed or required. Each lot will be improved with a well and septic system and adequate drainage, irrigation and utilities will be provided. Because the proposed lot sizes are compatible with those to the south, there should be no adverse impacts on those properties. A waterway separates this property from the property to the north and provides a natural buffer and separation.

A lot for a private road is proposed for access from Harvey Rd. to the proposed building lots and will be constructed to the standards for 100 average daily trips or less.

Because there isn't any curb, gutter or sidewalk along Harvey Rd. in this area, we request a waiver from these requirements.

Sincerely,

Shawn & Rae Lynn Kelley



Rae Lynn Kelley &lt;kelleyr12@gmail.com&gt;

**Area of Impact requirements**

2 messages

Rae Lynn Kelley <kelleyr12@gmail.com>  
To: jreynolds@middletoncity.com

Fri, Sep 2, 2022 at 9:09 AM

Good Morning,

My name is Rae Lynn Kelley. My husband Shawn and I are applying to the Canyon County Planning Commission to rezone our property and subdivide it. We are technically a Caldwell address (24720 Harvey Road, Caldwell), but they advised us to contact the City of Middleton since it is in the impact zone. We talked with you briefly on Wednesday and really appreciated your time and expertise. I am following up with an email for the details and record of what Middleton would require from us. My phone number is 208-369-0751 if you have any questions.

Thanks again!  
Rae L Kelley

Jennica Reynolds <jreynolds@middletoncity.com>  
To: Rae Lynn Kelley <kelleyr12@gmail.com>  
Cc: Roberta Stewart <rstewart@middletoncity.com>

Tue, Sep 6, 2022 at 2:45 PM

Mrs. Kelley,

Thank you for your email. Per our conversation I am attaching the "mini preannexation agreement" in which you would carve out a utility corridor for utilities once Middleton City Limits reach your property. If this is something you are interested in the City looks forward to working with you to finalize the agreement.

*Thanks so much,**Jennica Reynolds*

City of Middleton

Deputy Clerk, Planning

208-585-3133

[jreynolds@middletoncity.com](mailto:jreynolds@middletoncity.com)

[Quoted text hidden]

 **FORM - Updated Consent to Annex Utility Corridor.pdf**  
155K



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) 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: 24720 Harvey RD.	Parcel Number: R38194010A	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 7-16-22	Number of Acres: 4.12	Current Zoning: Ag
Description of the Request: See attached letter		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Same as above		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

#### MEETING INFORMATION

DATE OF MEETING: 7/29/22	MEETING LOCATION:
MEETING START TIME:	MEETING END TIME:

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Gerald Harbel	<i>Gerald Harbel</i>	24633 Adele Ln 83607
2. Gwen Atwood	<i>Gwen Atwood</i>	13874 Gary Ln 83607
3. Denise Matlock	<i>Denise Matlock</i>	24708 Harvey Rd
4. MARILYN REFSLAND	<i>M. Refsland</i>	24686 HARVEY RD 83602
5. Sylvia Niko-Pauson	<i>Sylvia Niko-Pauson</i>	13900 Gary Lane 83607
6. Bryanna Pugh	<i>Bryanna Pugh</i>	13950 Jenny Ln 83607
7. Tamara Cecil	<i>TAMARA Cecil</i>	13875 Gary Ln 83607
8. Melissa Drees	<i>MS</i>	13780 Gary Ln 83607
9. Mary & Daniel Stubb	<i>MS</i>	13930 Gary Ln

10.	Joni Grier Joni Green 24910 Falcon Ln Caldwell
11.	Just Giles <del>Just</del> 24613 Haeng Rd Concord
12.	Patricia Giles <del>Patricia</del> 24613 Haeng Rd Concord
13.	Shari Shari Garrick 13825 Sunny Lane Caldwell
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):

Rae Lynn Kelley

APPLICANT/REPRESENTATIVE (Signature):

Rae Lynn Kelley

DATE: 11 / 29 / 22

## LAND USE WORKSHEET

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**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? 3 total

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_

3. IRRIGATION WATER PROVIDED VIA: No surface  
☐ Surface ☒ Irrigation Well ☐ None  
ground water through IOWB

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

- Private Rd  
☐ 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)

canal on north side of property



## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 43 ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☒ Non-Buildable 1 (private road)

### 2. FIRE SUPPRESSION:

- ☐ Water supply source: see attached letter from Fire Department

### 3. INCLUDED IN YOUR PROPOSED PLAN?

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

## NON-RESIDENTIAL USES

N/A

### 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? \_\_\_\_\_

<b>ANIMAL CARE RELATED USES</b> N/A	
<b>1. MAXIMUM NUMBER OF ANIMALS:</b> _____	
<b>2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?</b> <input type="checkbox"/> Building <input type="checkbox"/> Kennel <input type="checkbox"/> Individual Housing <input type="checkbox"/> Other _____	
<b>3. HOW DO YOU PROPOSE TO MITIGATE NOISE?</b> <input type="checkbox"/> Building <input type="checkbox"/> Enclosure <input type="checkbox"/> Barrier/Berm <input type="checkbox"/> Bark Collars	
<b>4. ANIMAL WASTE DISPOSAL</b> <input type="checkbox"/> Individual Domestic Septic System <input type="checkbox"/> Animal Waste Only Septic System <input type="checkbox"/> Other: _____	

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

### FIRE DEPARTMENT ACCESS AND WATER SUPPLY RESIDENTIAL CONSTRUCTION APPLICATION

PLEASE PRINT

Date: 4-19-2022

Contractor: Top to Bottom Construction		Contact: Shawn Kelley		<input checked="" type="checkbox"/> Owner Build	
Address: 3684 W South Slope		City: Emmett		Zip: 83617	
Phone/Mobile: (208) 697-8306		Email Address: sklkellet@gmail.com			
Owner(s): owner builder					
Address:		City:		Zip:	
Phone/Mobile:		Email Address:			
<b>PROJECT INFORMATION</b>					
Project Location: 0 TBD Harvey Lane				County: Canyon	
Legal Description: Part of the Northwest 1/4 of 1 Lot:		Block:		Subdivision: na	
Total Acres: 4.12		Total Sq. Ft.:		Stories Above Grade:	
				Stories Below Grade:	
<b>APPARATUS ACCESS &amp; TURN-AROUND</b>					
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders with an unobstructed vertical clearance of not less than 13 feet 6 inches. The surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Access roads over 150ft from the public roadway will require emergency turnaround.					
How many dwellings will access the road? 1				Road/Driveway Length: 655ft	
Will the road have a gate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Is the road 7% grade or less? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>WATER SUPPLY</b>					
Fire Flow and Water Supply - One- and two-family dwellings not exceeding 3,600 square feet require a fire flow of 1,000 gallons per minute for a duration of 1 hour to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.					
Is the dwelling within 1000ft from an approved fire hydrant? <input type="checkbox"/> Yes - Location:				<input checked="" type="checkbox"/> No	
<b>APPLICANT COMMENTS</b>					
<b>FIRE CODE OFFICIAL USE ONLY</b>					
<b>Apparatus Access and Turn-Around</b>			Application & Plans Received: (Date/By) 4/19/22 aa DB		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a			Permit Fee: \$100.00 <input checked="" type="checkbox"/> Paid <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card Check # 1003		
<b>Water Supply</b>			Fire Authority Having Jurisdiction: Middleton RFD		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a Type:			Fire District Permit # 22 MS-068		
<b>Knox Box or Gate Switch</b>			City/County Jurisdiction: Canyon CU		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a Type:			County/City Permit #		
Notes:			<b>Emergency Access and Water Supply Application Status</b>		
Drive way / Turn-Around Approved as submitted * 2 hr fire wall shop / living			<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
			Fire Code Official: [Signature] Date: 5/19/22		

(208) 286-7772  
11665 W. STATE ST., SUITE B  
STAR, IDAHO 83669



MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

**FIRE DEPARTMENT ACCESS AND WATER SUPPLY  
RESIDENTIAL CONSTRUCTION APPLICATION SUMMARY**

**PROJECT INFORMATION**

Review Date: <u>5/19/22</u>	Fire District Permit # <u>22MS-068</u>	Fire Code Official <u>U.ISA</u>
Project Location: <u>TBA HARVEY Lane</u>		
Authority Having Jurisdiction: <input checked="" type="checkbox"/> Middleton Rural Fire District <input type="checkbox"/> Star Fire Protection District		

**MEMORANDUM OF UNDERSTANDING**

I understand that the above reference permit shall expire one (1) year from the date of issue. If a Certificate of Inspection has not been obtained by the Fire District before the review date above, I understand that the permit shall be void, and a new plan review and permit (with accompanying fees and code changes) must be obtained.

I understand that the attached permit defines requirements that I have agreed to meet, and that my project shall be completed within those requirements and in accordance with the drawings. I have provided the Fire Code Official. I understand that significant (in the Fire Code Officials judgment) deviation from the approved drawings or permit document will result in the voiding of the permit and require a new plan review and permit to be issued.

The Fire Code Official has provided me with copies of the following documents:

- Application/Permit
- Memorandum of Understanding
- Required Inspection List

I understand that I am responsible for scheduling required inspections with the Fire District in a timely manner.

I understand that re-inspections will carry an additional fee, as described in the Fee Schedule, which must be paid to the Fire District before issuance of Certificate of Inspection.

I certify that I am the Builder or Owner of this project, or I am an authorized agent and empowered to sign this document.

Builder/Owner Signature: <u>Joe Lynn Kelley</u>	Date: <u>5-20-22</u>	Fire Code Official: <u>U.ISA</u>
---	----------------------	----------------------------------

**REQUIRED INSPECTIONS**

**☒ FIRE DEPARTMENT ACCESS**

- ☒ Driveway
- ☐ Knox Box
- ☐ Knox Gate Switch
- ☒ Turnaround
- ☒ Address
- ☐ Other: \_\_\_\_\_

**☐ WATER SUPPLY**

- ☐ NFPA 13D Sprinkler System
  - ☐ Hydro Inspection
  - ☐ Rough to cover
  - ☐ Tinting
  - ☐ Water flow
  - ☐ Final Inspection
- ☐ Other: \_\_\_\_\_

To schedule an inspection with the Fire Code Official, contact our Fire District Headquarters at (208) 286-7772. Provide the permit number, address, and inspection type. Inspections will be scheduled within 24-48 hours.

(208) 286-7772  
11665 W. STATE ST., SUITE B  
STAR, IDAHO 83669



**PioneerTitleCo.**  
GOING BEYOND

775 S. Rivershore Ln., Ste. 120  
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 803478 BR/DM

**2022-017705**

RECORDED

**04/01/2022 10:38 AM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=2 SCARDENAS

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

## WARRANTY DEED

For Value Received Jennifer Lee Sala, a single woman  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Shawn Kelley and Rae Kelley, husband and wife

hereinafter referred to as Grantee, whose current address is 13259 Locust Lane Nampa, ID 83686

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 3/29/22

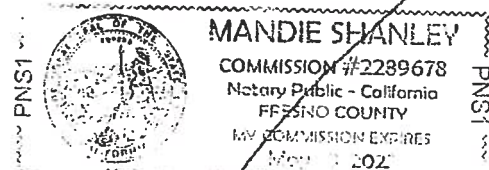
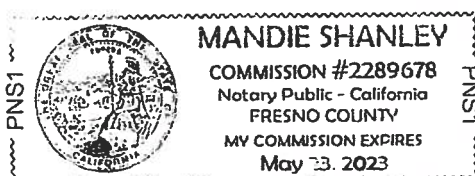
Jennifer Lee Sala  
Jennifer Lee Sala

State of California, County of Fresno

This record was acknowledged before me on March 29, 2022 by Jennifer Lee Sala

[Signature]  
Signature of notary public

Commission Expires: 5/23/23



## **Notice of Neighborhood Meeting for Zoning Ordinance Map Amendment Pre-application Requirement for a Public Hearing**

June 16, 2022

Dear Neighbor:

We are in the process of submitting an application for a Zoning Ordinance Map Amendment 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 Zoning Ordinance Map Amendment is applied.

**The Neighborhood Meeting details are as follows:**

**Date: Wednesday, June 29, 2022**

**Time: 7:00 PM**

**Location: East side of Harvey Rd., just south of Raptor Ln. and the canal**





**Canyon County Development Services**

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

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 77219

**Date:** 11/29/2022

**Date Created:** 11/29/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Rae Lynn Kelley

**Comments:** CR2022-0033, SD2022-0056, RD2022-0040

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Rezone with Development Agreement	CR2022-0033	\$1,400.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0056	\$1,500.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0056	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0056	\$40.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0056	\$160.00	\$0.00	\$0.00

**Sub Total:** \$3,200.00

**Sales Tax:** \$0.00

**Total Charges:** \$3,200.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	1031	\$3,200.00

**Total Payments:** \$3,200.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** clamb