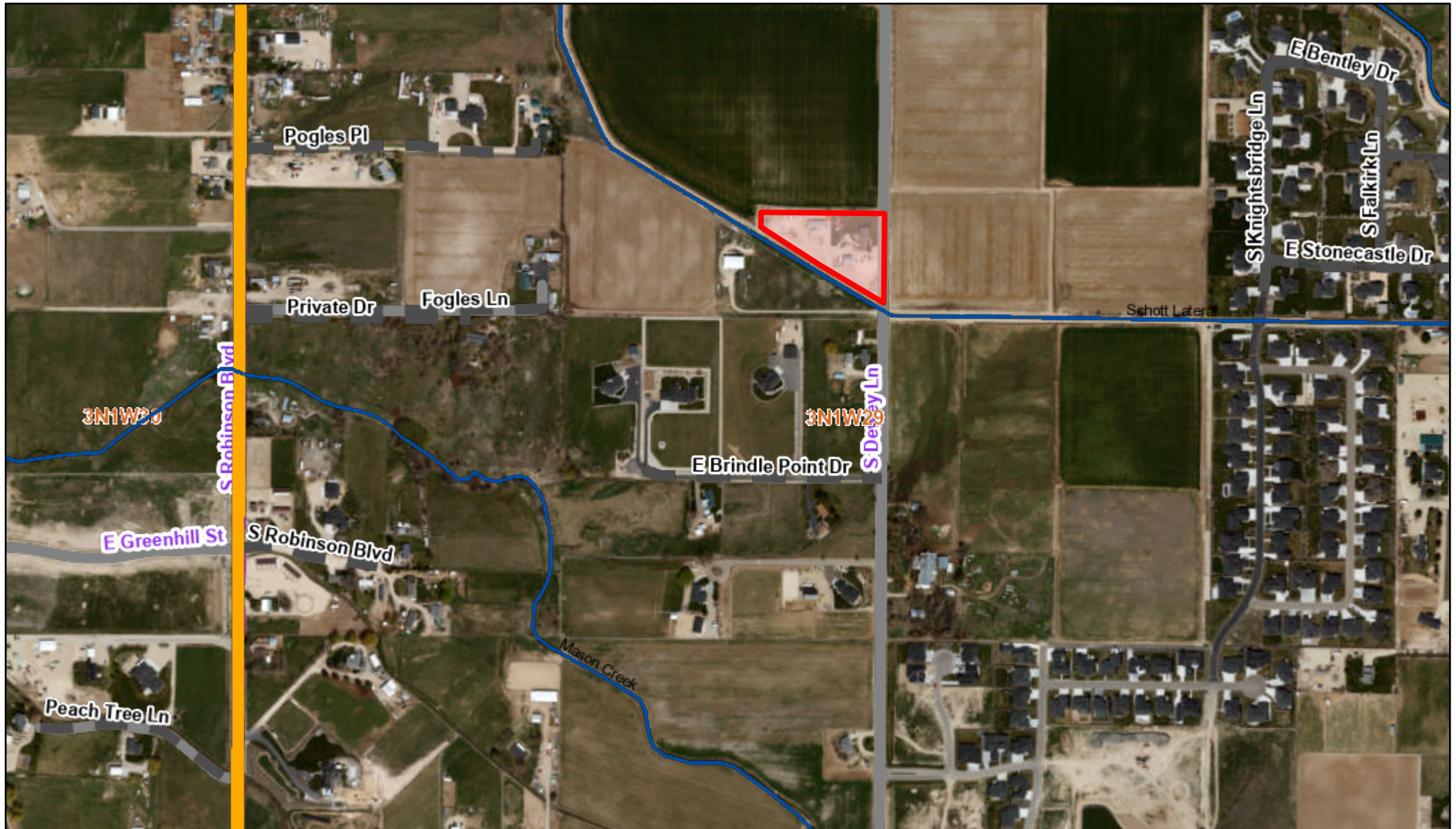

















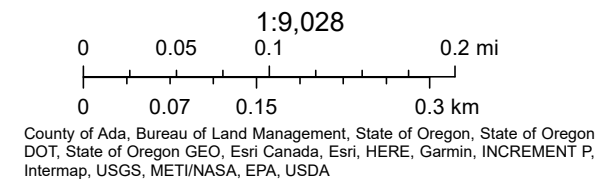


Canyon County, ID Web Map



8/9/2024, 1:46:42 PM

- | | | | |
|---|---|---|---|
|  Multiple Parcel Search _Query result |  City Limits |  CC_PrivateRoads |  Green: Green |
|  Hydro_NHDFlowline |  Sections |  ITDFunctionalClassification |  Blue: Blue |
|  County Boundary |  CanyonCountyRoads |  Major Collector |  Imagery_2022 |
|  Current Impact Area |  Roads |  Urban_2023 |  Red: Band_1 |
| | |  Red: Red | |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Mark Peterson	
	MAILING ADDRESS: 89 S Dewey Lane, Nampa, ID 83687	
	PHONE:	EMAIL:
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.		
Signature: <u>[Signature]</u> Date: <u>07.31.2024</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Marcel Lopez	
	COMPANY NAME: Conger Group	
	MAILING ADDRESS: 4824 W Fairview Ave., Boise, ID 83706	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 89 S Dewey Lane, Nampa, ID 83687	
	PARCEL NUMBER: R3062801000	
	PARCEL SIZE: 2.55	
	REQUESTED USE: Contractor Shop; Staging Area	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024-0017</u>	DATE RECEIVED:	<u>8/8/2024</u>
RECEIVED BY:	<u>Doug Exton</u>	APPLICATION FEE:	<u>\$950</u>
		CK	MO
		CC	CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent (see standards on next page)	✓	
Site Plan (see standards on next page)	✓	✓
Operation Plan (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with the following agencies:	✓	✓
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)	✓	
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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - 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.
<p>Operation Plan to include:</p> <ul style="list-style-type: none"> - 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.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

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.	N/A	
Name of operator/extractor	N/A	
Duration of proposed use: Commencement & Completion dates	N/A	
Provide an approved reclamation from Idaho Dept. Of Lands	N/A	
Location of proposed pits and accessory uses	N/A	

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.	N/A	

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.	N/A	

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line	N/A	
Show 1,000 setback from any residential district	N/A	
Demonstrate how chemicals/gases will be stored within an enclosed structure.	N/A	
Demonstrate how the use will be gates and fenced with 8' high security fencing.	N/A	
Provide documentation from the local fire district approving the location and plan.	N/A	
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.	N/A	
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	N/A	

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.	✓	✓

T. Hethe Clark


August 6, 2024



Sabrina Minshall, Director
Canyon County Development Services Department
City of Caldwell
111 North 11th Ave., #310
Caldwell, ID 83605

**RE: Conditional Use Permit Application
Peterson Staging Yard – 89 S Dewey Lane**

Dear Ms. Minshall:

Attached for your review and favorable consideration is a Conditional Use Permit application (CUP) for Peterson's shop and staging yard, located at the owner's home and property at 89 S Dewey Lane, Nampa Idaho. The CUP application is for the existing shop uses and the staging yard for storage of materials, equipment and vehicles related to the business operations.

Mark Peterson, the owner, has been operating his business from this site for almost 20 years. The property's zoning has allowed for uses and operations on the site. As the business has gradually grown, it has become apparent through discussions with the County that new County zoning approvals are required. We are confident that the application conforms to the County requirements and that a CUP should be granted. This property and the business that it supports not only comes with a background of past, successful operations, but will be controlled and limited through conditions of approval that will mitigate any impact on neighboring property owners.

We appreciate your attention to this matter, should you have any questions, need additional information please contact me by phone at  by email 

Very truly yours,



T. Hethe Clark

Project Description

Summary:

Mark Peterson has been living on and operating a successful local business from his property located at 89 S Dewey Lane in Nampa since about 2005. Peterson operated his business under the current AG zoning. Similar businesses currently exist and are operating in the area.

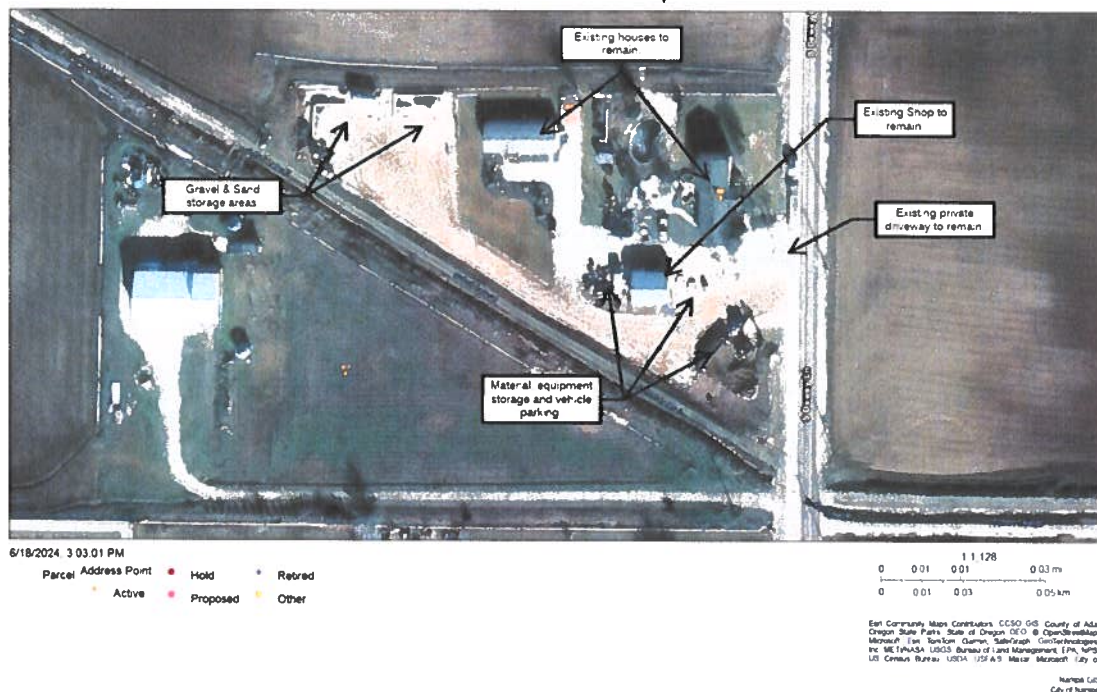
Based upon direction from County officials, Peterson is now seeking a conditional use permit for the material delivery service company to operate a contractor shop and staging yard from its long-time location on Dewey Lane. The shop and staging yard have existed on the property since before Peterson started operating on this property. The conditional use permit is necessary for the inclusion of onsite storage of gravel, sand, dry material storage bins and contractor shop.

Business Background:

Peterson's business has historically been allowed given its focus on landscaping materials. Over time, the needs of the community have changed to include storage of additional materials, including components and materials that are delivered off-site. Peterson's business provides off-site installation of streetlights; off-site installation of pipe; as well as gravel, sand, and mixture additives to off-site locations. Only storage and loading and of materials will be permitted on-site.

The property is well maintained and managed. No changes are proposed to the current layout, which is shown below:

Peterson Location Map



Peterson's business and its 15 employees operate Monday through Friday from 6:00 am to 7:00 pm and occasionally on Saturdays from 7:00 am to 4:00 pm. Material delivery and shipping will be limited to hours of operation.

Project Description:

Peterson has been operating from this location for almost 20 years and approval of a CUP for the contractor shop and staging yard for materials will have little impact in the immediate vicinity and will not change the character of the area. Several similar businesses have operated in the area without negative effects. No negative effects are anticipated with this application.

The staging yard is utilized for temporary storage of materials, with designated areas for gravel, sand, and a dry storage bin for dry mixture additives. The dry storage bin operations do not include material mixing on-site. Materials and dry additives are loaded onto the trucks and transported for mixture and installation at off-site locations. The site will be equipped with modern storage facilities to minimize dust and environmental impact. All such storage will be undertaken in accordance with applicable State of Idaho requirements. The dry material storage bin is designed to comply with all applicable safety and environment regulations. The site provides required parking for employee and delivery vehicles.

All the necessary facilities and utilities are already available at the site. These facilities have been utilized throughout the past 19 years of operation. No additional services or utilities are part of this conditional use permit.

The site has legal access, as demonstrated through the past 19 years of operation. We will work with Nampa Highway District No. 1 to ensure compliance with access requirements is maintained. While improvements are not anticipated, the property owner will work with the highway district to address any access-related improvements. A traffic analysis has been conducted, which shows that the CUP will not significantly impact local traffic. Access to the site will be designed to ensure (or, in this case, maintain) safe and efficient entry and exit for delivery trucks and employee vehicles. No potential impacts to existing or future traffic patterns are anticipated as the result of a CUP approval as the business has been operating for almost 20 years.

A conditional use permit approval for this existing business will not have any impacts to essential services. No mitigation is planned at this time as no impacts are anticipated; however, the applicant will work with emergency service providers to ensure that any required mitigation is provided.

It should be noted that the contractor shop building existed on the property prior to business operations commencing from this location more than twenty years ago. The shop stores equipment that would otherwise be exposed to weather and removes such facilities from being visible to adjacent properties. There is no change proposed to the shop's use.

Peterson's business provides services to third-party customers located off-site. The Contractor Shop and Staging Area provides a location for storage of equipment and materials exclusively intended for delivery off-site. The shop will allow for on-site maintenance of company vehicles required to deliver

equipment and materials to off-site locations where the work is conducted. During non-working hours, the vehicles are parked on site. Employee vehicles are parked on site during hours of operation.

Approval of this conditional use permit for contractor shop and staging yard provides significant benefits to the local community, including jobs and much needed services. We are committed to operating in a manner that is safe, environmentally responsible, and beneficial to the community.

Operation Plan

1. Overview

Mark Peterson has been living on and operating a successful local business from his property located at 89 S Dewey Lane in Nampa since about 2005. Peterson operated an allowed landscape materials business under the current AG zoning. The shop and staging yard have existed on the property since before Peterson started operating on this property.

2. Hours of Operation:

- **Monday through Friday:** 6:00 am to 7:00 pm
- **Occasional Saturdays:** 7:00 am to 4:00 pm

3. Environmental Considerations

Noise Levels:

- Noise will be minimized through use of modern, well-maintained equipment.
- Noise levels are typical for a material delivery service company, contractor shop, and staging yard.
- Operations involve dump trucks and aggregate conveyor trucks.
- A noise analysis is planned to ensure noise levels remain within acceptable limits as per the conditional use permit.

Dust Levels:

- Efforts will be made to ensure dust levels do not exceed acceptable limits.
- Measures include regular site maintenance and dust control strategies.
- Dust suppression systems will be installed in the storage areas for gravel and sand.
- The dry material silo will be equipped with dust control measures to prevent the release of particulate matter.

Air Quality:

- Efforts will be made to ensure air quality levels remain within acceptable limits.
- Compliance with all relevant air quality regulations is a priority.

4. Operations

Raw Material Delivery:

- Material delivery will be scheduled during regular hours of operation to minimize disruption and ensure efficiency.

Finished Product and Marketing:

- No products are manufactured on-site.
- Marketing activities are conducted off-site.

5. Site Management

Site Improvements:

- No site improvements beyond the current site improvements are proposed with this conditional use application.

Public and Private Facilities:

- All private facilities are currently located on-site.
- No additional public or private facilities are proposed.

Public Amenities and Infrastructure:

- There are no public amenities or infrastructure related to this site.

6. Compliance and Monitoring

- Regular monitoring of noise, dust, and air quality levels to ensure compliance with the conditional use permit.
- Immediate corrective actions will be taken if levels exceed acceptable limits.
- Peterson is committed to environmental protection with measures including:
 - Proper containment and handling of materials to prevent spills.
 - Regular maintenance of equipment to minimize emissions.
 - Implementation of best practices for waste management and recycling

7. Summary

Peterson is committed to maintaining operations within the specified environmental and operational parameters to ensure compliance with the conditional use permit. Continuous monitoring and adjustments will be implemented to ensure the highest standards of operation and minimal impact on the surrounding community.

Evaluation of County Code Standards:

Two uses are proposed with this conditional use permit: a contractor's shop and a staging area. As noted above, "landscaping business" is a permitted (though undefined) use in the County Ag zone.

As to the **contractor's shop**, Code requires that this portion of the use be within a building. There is an existing shop on the site within which equipment will be stored.

With regard to the **staging area**, Canyon County Code requires:

- (1) All work shall be conducted off site.
 - (2) Business vehicles shall be operable and parked on site, not on a public or private road.
 - (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.
 - (4) Employees may meet on the premises to share rides to and from job sites.
 - (5) Employees' vehicles shall be parked on site and not on a public or private road.
- (Canyon County Code 07-14-29).

As further discussed above, this application will satisfy each of these requirements. All work is to be conducted off-site as the materials are to be used elsewhere. Business vehicles will be stored on-site. No customer visits are anticipated. Few employee vehicles are anticipated and those that do visit will be parked on-site.

Finally, as a conditional use permit, the use must satisfy each of the following findings. Our responses to the required elements of a CUP follow each standard (in *italics*):

(1) Is the proposed use permitted in the zone by conditional use permit;

Yes, the proposed use is a conditional use in the zone.

(2) What is the nature of the request;

Staging area and contractor's shop involving storage of materials for use off-site.

(3) Is the proposed use consistent with the comprehensive plan;

The request for a conditional use permit for this small independent business operations, contractor shop and staging yard meets the county's Comprehensive Plan under the following goals and policies:

- *Goal 3.01.00 - Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.*
- *Goal 3.05.00 – Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.*

- *Policy 4.01.02 – Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.*
- *Policy 4.03.03 – Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.*

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

A similar use has been ongoing at this site for nearly twenty years. Similar uses exist in the area. Impacts on adjoining properties will be mitigated through limited hours of operation, limitations on permitted on-site uses, and requirement that materials be transported for use off-site.

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

All required utilities are available on-site.

(6) Does legal access to the subject property for the development exist or will it exist at the time of development;

Legal access exists to the site.

(7) Will there be undue interference with existing or future traffic patterns; and

While any use involves some traffic impacts, no undue interference is anticipated.

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

The proposed use has minimal impact on public services. There will be no impact on school facilities and no anticipated impact on police, fire, or EMS. No additional public funding is anticipated to be required for this use.

Proposed Conditions of Approval

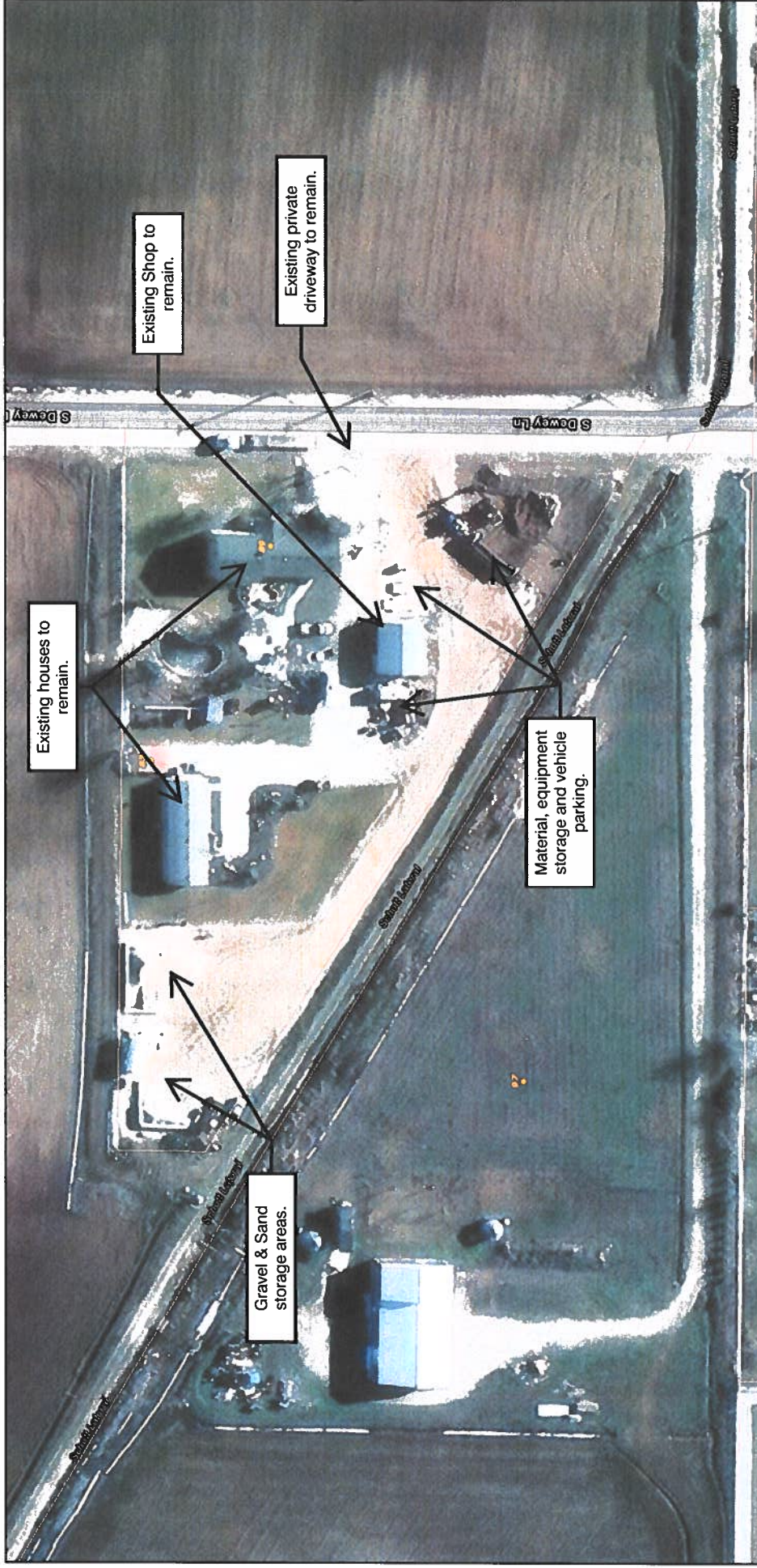
The hours of operation shall be from 6:00 am to 7:00 pm, Monday through Friday. Occasional Saturdays will be permitted from 7:00 am to 4:00 pm.

The staging area will be treated and kept in a condition to mitigate dust.

The applicant shall comply with the Nampa Highway District No. 1 access requirements.

The development shall comply with all applicable, federal, state and County laws, rules, ordinances, and regulations pertaining to the subject property and proposed use.

Peterson Location Map



6/18/2024, 3:03:01 PM

- Parcel Address Point
- Active
- Retired
- Hold
- Proposed
- Other

1:1,128

0 0.01 0.01 0.03 0.03 mi
0 0.01 0.01 0.03 0.05 km

Esri Community Maps Contributors, CCSO GIS, County of Ada, Oregon State Parks, State of Oregon GEO, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., MET/INASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar, Microsoft, City of

Nampa GIS
City of Nampa

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: Water exists on the property, additional services are not planned.
☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system
☒ N/A – Explain why this is not applicable: Staging area will not require sewer services.

3. **IRRIGATION WATER PROVIDED VIA:**
☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** n/a
☐ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** n/a
☐ 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)
Schott Lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: n/a

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor Shop, Staging Area

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 6:00 AM to 7:00 PM
☒ Tuesday 6:00 AM to 7:00 PM
☒ Wednesday 6:00 AM to 7:00 PM
☒ Thursday 6:00 AM to 7:00 PM
☒ Friday 6:00 AM to 7:00 PM
☒ Saturday 7:00 AM to 4:00 PM
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 15 ☐ 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? 15

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: n/a

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: 89 S Dewey Lane

Parcel Number: R3062801000

City: Nampa

State: ID

ZIP Code: 83687

Notices Mailed Date: 06.26.2024

Number of Acres: 2.55

Current Zoning: A

Description of the Request: Conditional Use Permit for staging yard on existing business.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Marcel Lopez

Company Name: Conger Group

Current address: 4824 W Fairview Ave.

City: Boise

State: ID

ZIP Code: 83706

Phone: [REDACTED]

Cell: [REDACTED]

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 07 08.2024

MEETING LOCATION: 89 S Dewey Lane, Nampa, ID 83706

MEETING START TIME: 6:00 PM

MEETING END TIME: 7:00 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Kristy Burnett	Kristy Burnett	6916 Brindle Point
2. Kim McCreary	Kim McCreary	6814 Brindle Point
3. Cheryl Bangerter	Cheryl Bangerter	6814 Brindle Point
4. David C. Dinkerson	David C. Dinkerson	6916 Brindle Point
5. DEA Roth	DEA Roth	97 S. Dewey Lane
6. Gary Vrana	Gary Vrana	6719 Brindle Point
7.		
8.		
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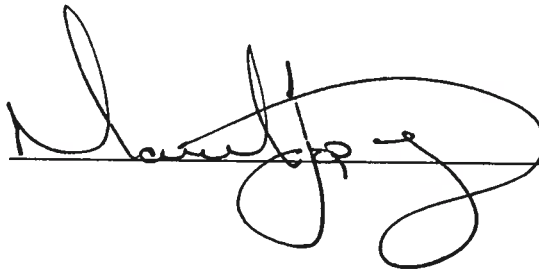
NEIGHBORHOOD MEETING CERTIFICATION:

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):

Marcell Lopez

APPLICANT/REPRESENTATIVE (Signature):



DATE: 07/08/2024



AGENCY ACKNOWLEDGMENT

Date: 06.24.2024

Applicant: Conger Group - Peterson Conditional Use Permit

Parcel Number: R3062801000

Site Address: 89 S Dewey Ln., Nampa, ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 07/09/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for official review.

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

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

Area of City Impact:

City: _____

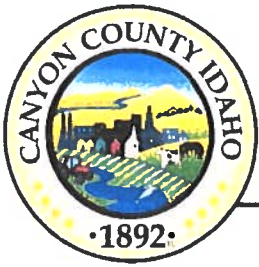
☐ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 06.24.2024

Applicant: Conger Group - Peterson Conditional Use Permit

Parcel Number: R3062801000

Site Address: 89 S Dewey Ln., Nampa, ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for official review.

Date: 7/1/2024 Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: Nampa

☐ Applicant submitted/met for official review.

Date: 7/10/24 Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 06.24.2024

Applicant: Conger Group - Peterson Conditional Use Permit

Parcel Number: R3062801000

Site Address: 89 S Dewey Ln., Nampa, ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: Nampa Hwy. Dist. #1

☒ Applicant submitted/met for official review.

Date: 7-8-24 Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 06.24.2024

Applicant: Conger Group - Peterson Conditional Use Permit

Parcel Number: R3062801000

Site Address: 89 S Dewey Ln., Nampa, ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: Nampa + Meridian Irrigation Dist.

☒ Applicant submitted/met for official review.

Date: 7-3-24 Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Easement for the Schott lateral must be protected.

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



LandAmerica
Transnation

TRANSACTION TITLE
REQUEST
TYPE Quit FEE 900

G NOEL HALES
CANYON CNTY RECORDER
BY gfh

2004 JUN 25 PM 4 45

RECORDED

200434566

Escrow No. 0400021137 KSC

WARRANTY DEED

FOR VALUE RECEIVED

DEBORA WERNER, who acquired title as DEBORAH WERNER, a married woman as her sole and separate property, Ben Werner, spouse of Grantor

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: Mark G. Peterson and Tamara A. Peterson, husband and wife

GRANTEES(s), whose current address is: 9555 Robinson Rd. , Kuna, Idaho 83634
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED
(Continued)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: June 23, 2004

Debora Werner
Debora Werner

Ben Werner
Ben Werner

Notary Acknowledgment – see page 2

LEGAL DESCRIPTION (continued)
EXHIBIT "A"

A parcel of land being a portion of the Southeast quarter of the Northwest quarter of Section 29, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the Northeast corner of the said Northwest quarter of Section 29; thence
South 0°00'00" West 2,220.98 feet along the Easterly boundary of the said Northwest quarter of Section 29, which is also the centerline of Dewey Lane, to a point, also said point being the REAL POINT OF BEGINNING; thence
North 90°00'00" West 510.00 feet to an iron pin; thence
South 0°00'00" West 61.00 feet to an iron pin; thence
South 57°54'45" East 286.51 feet to an iron pin; thence
South 60°00'00" East 308.60 feet to a point on the said Easterly boundary of the Northwest quarter of Section 29; thence
North 0°00'00" East 367.50 feet along the said Easterly boundary of the Northwest quarter of Section 29 to the POINT OF BEGINNING.

WARRANTY DEED - NOTARY ACKNOWLEDGMENT(S):

State of Idaho, County of Canyon, ss.

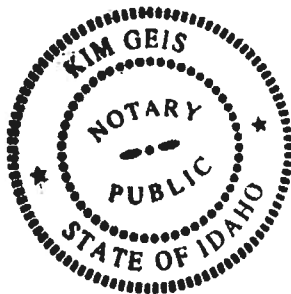
On this 24th day of June in the year of 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Debora Werner and Ben Werner known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Kim Geis

Kim Geis

Residing at: Meridian, Idaho

My commission expires: 07/30/2009



Doug Exton

From: Doug Exton
Sent: Thursday, August 8, 2024 11:40 AM
To: 'Marcel Lopez'
Subject: RE: [External] Peterson - S Dewey Lane
Attachments: Credit-Card-Authorization_DSD (5).pdf

Hello Marcel,

I have finished the completeness review of your application, and it is now ready for payment. The total amount due is \$950.

You can pay in person, mail a check, or email the completed credit card authorization form (attached) to zoninginfo@canyoncounty.id.gov.

Let me know if you have any questions.

Doug Exton
Associate Planner,
Canyon County Development Services
doug.exton@canyoncounty.id.gov | Direct: 208-614-5030



DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8 am – 5 pm
Wednesday: 1 pm – 5 pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Marcel Lopez [REDACTED]
Sent: Tuesday, August 6, 2024 4:53 PM
To: Canyon County Zoning Info <ZoningInfo@canyoncounty.id.gov>
Subject: [External] Peterson - S Dewey Lane

Hello,

Please see attached narrative and conditional use application for the Peterson contractor shop and staging yard at 89 S Dewey Lane, Nampa ID.

If you have any questions or require additional information please let us know.

Thank you,
Marcel Lopez
4824 W. Fairview Ave.
Boise, ID 83706
Mobile: [REDACTED]

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: 83297

Date: 8/9/2024

Date Created: 8/9/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Camie Laney for the Conger Group CUP

Comments: CU2024-0017

Site Address: 89 S DEWEY LN, Nampa ID 83687 / Parcel Number: 30628010 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	CU2024-0017	\$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>
Credit Card	160852832	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00