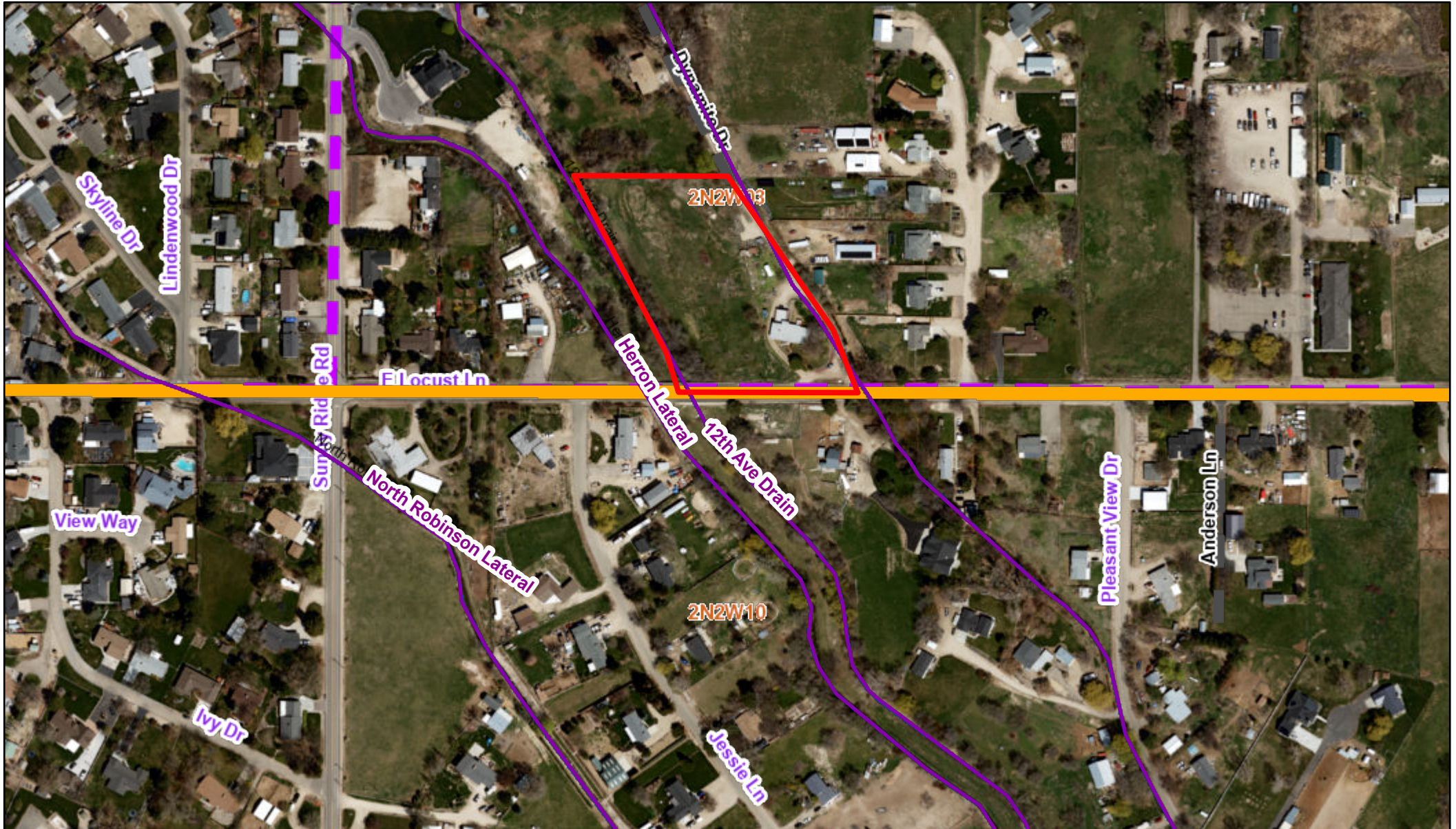
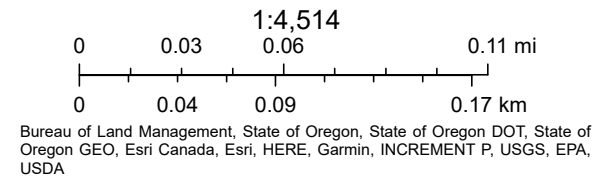
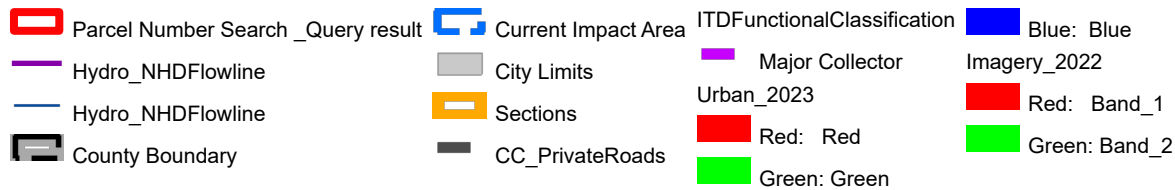


# Canyon County, ID Web Map



11/13/2024, 4:21:54 PM





**ZONING AMENDMENT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Jared Fullmer</u>
	MAILING ADDRESS: <u>1012 E. Locust Ln</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>
<p>I consent to this application and authorize 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>Jared Fullmer</u> Date: <u>9-10-1988</u></p>	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>Jared Fullmer</u>
	COMPANY NAME: <u><del>XXXXXXXXXX</del></u>
	MAILING ADDRESS: <u>1012 E. Locust Ln</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>

<b>SITE INFO</b>	STREET ADDRESS: <u>1012 E. Locust Ln</u>	
	PARCEL NUMBER: <u>29204000 0</u>	
	PARCEL SIZE: <u>3.56</u>	
	<b>CHECK THE APPLICABLE APPLICATION TYPE:</b>	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>RR</u>	PROPOSED ZONING: <u>R1</u>
	FLOOD ZONE (YES/NO) <u>N/A</u>	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER: <u>RZ2024-0004</u>	DATE RECEIVED: <u>NOV 5, 2024</u>
RECEIVED BY: <u>Arbay Mberwa</u>	APPLICATION FEE: <u>950\$</u> CK MO CC CASH



## 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.	✓	✓
* Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
* Deed or evidence of property interest to the subject property	✓	
Fee: \$ 950 <b>Rezone</b> •		
\$1,400 <b>Conditional Rezone</b>		
\$2,800 <b>Text Amendment</b>		

**\*\*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: *Paul Hill* Date 10-31-24

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

## Letter of Intent

I am requesting rezoning from RR to R1 for parcel number 29204000 0. The purpose for the rezoning request is to split 3.56 acres and create a 1 acre lot.

1. The property is located at 1012 E Locust Ln Nampa, ID 83686.

Described as "a portion of the Southwest quarter of the southeast quarter of section 3, township 2 north, range 2 west, boise meridian, canyon county, Idaho"

2. There is currently one residence on the property.

3. The property borders 4 developed residential lots with houses that are on .73 acres, .81 acres and .75 and .88 acres.

Requested by:

Jared Fullmer (owner)

---

# 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: \_\_\_\_\_ 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

## 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 INSTRUCTIONS

## 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



## NEIGHBORHOOD MEETINGS

### CANYON COUNTY ZONING ORDINANCE §07-01-15

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

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

## NEIGHBORHOOD MEETING SIGN-UP

### 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



## 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: <u>1012 E. Locust Ln</u>	Parcel Number: <u>29204000 0</u>
City: <u>Nampa</u>	State: <u>Idaho</u> ZIP Code: <u>83686</u>
Notices Mailed Date:	Number of Acres: Current Zoning: <u>RR</u>
Description of the Request: <u>Changing zoning to be able to split off an acre lot.</u>	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Jared Fullmer</u>
Company Name:
Current address: <u>1012 E. Locust Ln</u>
City: <u>Nampa</u> State: <u>ID</u> ZIP Code: <u>83686</u>
Phone:
Email:

#### MEETING INFORMATION

DATE OF MEETING: <u>10-17-24</u>	MEETING LOCATION: <u>1012 E Locust Ln Nampa ID</u>	
MEETING START TIME: <u>10:30 am</u>	MEETING END TIME: <u>10:50</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>JEFF KIRKMAN</u>	<u>[Signature]</u>	<u>3619 S. Twin Springs Wy Nampa</u>
2. <u>Ray Coble</u>	<u>[Signature]</u>	<u>1824 E LOCUST LA</u>
3.		
4.		
5.		
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9.		

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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):

Jared Fuller

APPLICANT/REPRESENTATIVE (Signature):



DATE: 10 / 17 / 24



## AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Jared Fullmer

Parcel Number:

292040000

Site Address:

1012 E. Locust Ln Nampa, ID 83686

### **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: 10/04/24 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.

District: Nampa Fire District

Date: 10/31/2024 Signed:

*[Signature]*

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

#### **Highway District:**

☒ Applicant submitted/met for informal review.

District: Nampa Hwy. Dist. #1

Date: 9-23-24 Signed:

*Edward Thiel*

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

#### **Irrigation District:**

☐ Applicant submitted/met for informal review.

District: Nampa & Meridian Irrigation District

Date: 9-27-2024 Signed:

*David [Signature]*

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

#### **Area of City Impact**

☒ Applicant submitted/met for informal review.

City: Nampa

Date: 9/26/24 Signed:

*Jared Fullmer*

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

Note: 1 acre  
max on  
lot split

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



Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Jared Fullmer (name), 1012 E. Locust Ln (address)  
Nampa (city), Idaho (state), 83686 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Sherrie Fullmer (name), 18211 Lantana Ave Nampa, ID 83687 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 10<sup>th</sup> day of October, 20 24.

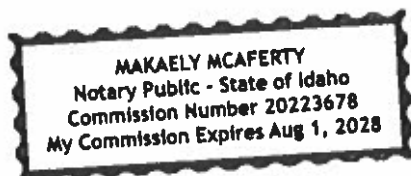
[Signature] (signature)

STATE OF IDAHO )

SS

COUNTY OF CANYON )

On this 31<sup>st</sup> day of October, in the year 20 24, before me Makaely McAferty Jared Fullmer mm  
a notary public, personally appeared Jared Fullmer, personally known  
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that  
he/she executed the same.



Notary: mm

My Commission Expires: 8/1/2028

## Quitclaim Deed

For value received, **Megan M. McGowan**, an unmarried woman who acquired title as **Megan M. McGowan-Fullmer**

Does hereby convey, release, remise, and forever quit claim unto

**Jared Fullmer**, an unmarried man

whose current address is 1012 E. Locust Lane, Nampa, ID 83686,

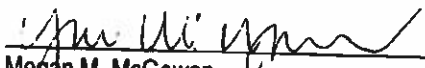
the following described premises:

A portion of the Southwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found brass cap monument marking the Southwest corner of the Southwest quarter of the Southeast quarter, Section 3 from which the Southeast corner of the Southwest quarter of the Southeast quarter bears  
South 89°50'23" East 1323.02 feet; thence  
South 89°50'23" East 714.80 feet (formerly described as East 730 feet) along the Southerly boundary of said Southwest quarter of the Southeast quarter to the True Point of Beginning; thence continuing  
South 89°50'23" East 370.02 feet (formerly described as East 350 feet) to a set railroad spike being 18.00 feet Westerly from the center line of the community ditch, said point also being the Southwest corner of Parcel E as shown on that certain Record of Survey Instrument No. 9513485, Canyon County records; thence leaving said Southerly boundary  
North 21°24'53" West 138.90 feet along the Westerly boundary of said Record of Survey also being parallel with and 18.00 feet Westerly from said center line of the community ditch to a found half inch iron pin; thence  
North 34°31'53" West 384.10 feet along said Westerly boundary and being parallel with and 18.00 feet Southwesterly from said center line of the community ditch to a found half inch iron pin; thence  
North 89°50'23" West 317.70 feet (formerly described as West 315 feet) parallel with and 444.99 feet Northerly from said Southerly boundary of the Southwest quarter of the Southeast quarter to a point on the center line of the 12th Avenue Drain; thence  
South 27°38'00" East 412.75 feet along said center line to a point; thence continuing along said center line  
South 17°10'11" East 83.65 feet to the True Point of Beginning.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 03/04/2019

  
Megan M. McGowan

State of Idaho

) ss.

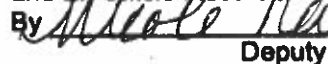
County of Canyon

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

10/31/2024  
RICK HOGABOAM, Clerk of the District Court

and Ex Officio Recorder

By   
Deputy

2019-010296

RECORDED

03/14/2019 03:56 PM



00426249201900102960020027

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 DLSTEPHENS

\$15.00

DEED

JARED FULLMER

State of Idaho, County of Canyon, ss.

On this 5<sup>th</sup> day of MARCH in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Megan M. McGowan 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.

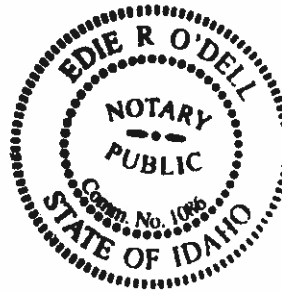
Edie R O'Dell Notary Public

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)

Residing in Nampa, Idaho  
My Commission Expires 4/17/2021



**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:** 84043

**Date:** 11/6/2024

**Date Created:** 11/6/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Sherrie Fullmer

**Comments:**

**Site Address:** 1012 E LOCUST LN, Nampa ID / Parcel Number: 29204000 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 - Zoning Amendment (Rezone)	RZ2024-0004	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1858	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00