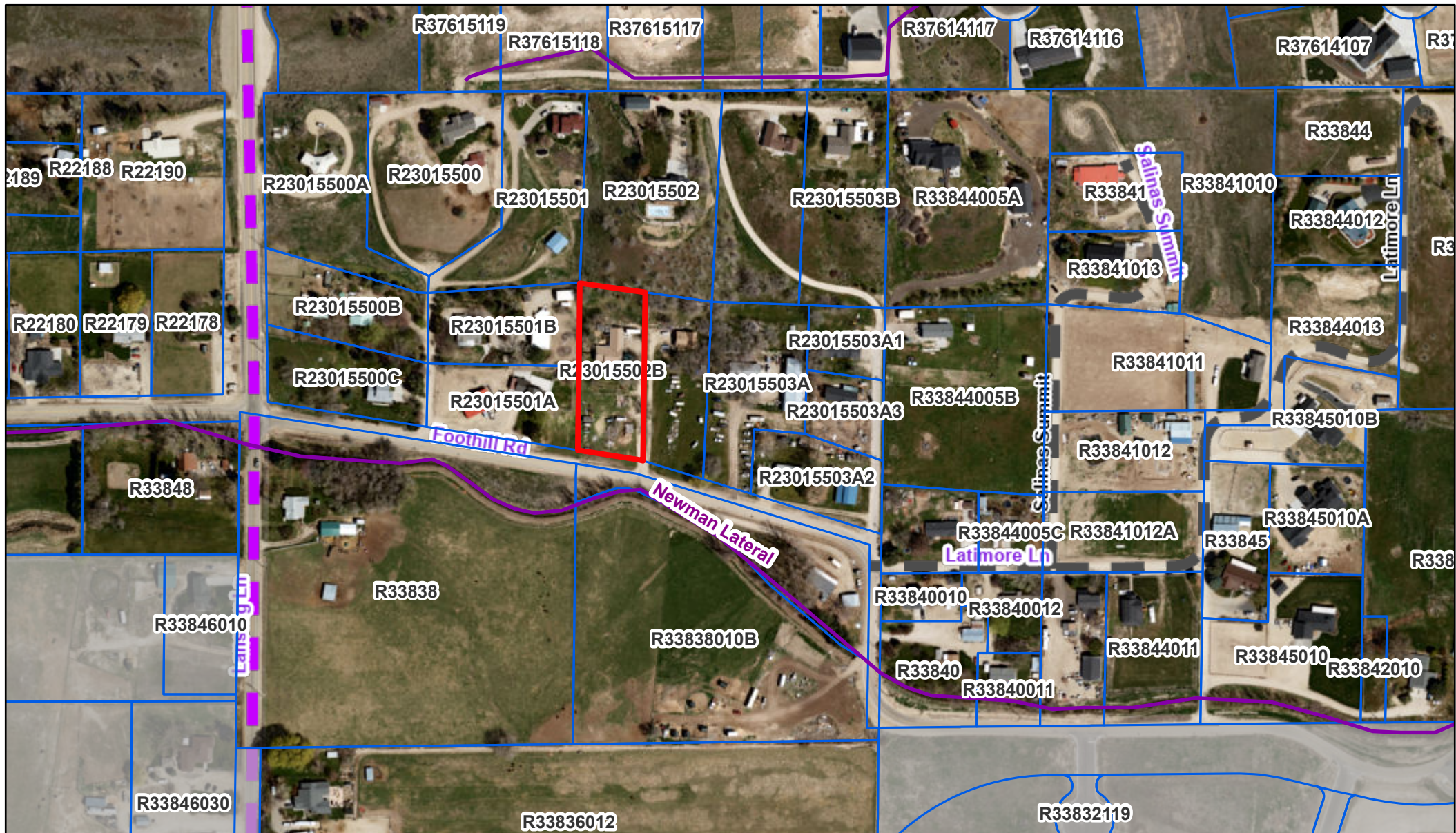













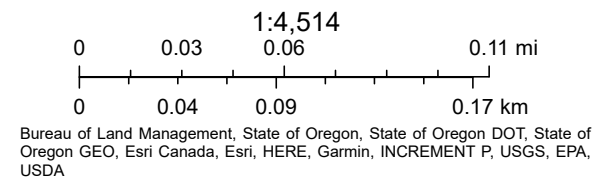


Canyon County, ID Web Map



12/10/2024, 12:45:59 PM

- | | | | |
|--|---|--|---|
|  Parcel Number Search_Query result |  City Limits | Urban_2023 | Imagery_2022 |
|  Hydro_NHDFlowline |  CC_PrivateRoads |  Red: Red |  Red: Band_1 |
|  County Boundary | ITDFunctionalClassification |  Green: Green |  Green: Band_2 |
|  Current Impact Area |  Major Collector |  Blue: Blue |  Blue: Band_3 |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Richard Oester
	MAILING ADDRESS: 8932 Foothill Rd, Middleton, ID [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>R. Oester</u> Date: <u>11-12-24</u></p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Elizabeth Nevills
	COMPANY NAME:
	MAILING ADDRESS: 8932 Foothill Rd, Middleton, ID 83644 [REDACTED]

SITE INFO	STREET ADDRESS: 8932 Foothill Rd, Middleton, ID 83644	
	PARCEL NUMBER: R23015502B	
	PARCEL SIZE: 1.06 acres	
	REQUESTED USE: Kennel	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: RR

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CW2024-0025	DATE RECEIVED:
RECEIVED BY: Madelyn Vanke Van	APPLICATION FEE: \$950
CK MO CC CASH	

Elizabeth (Liz) Nevills
8932 Foothill Rd
Middelton, ID 83644

November 7, 2024

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

Dear Canyon County Development Services Dpt.,

Subject: Letter of Intent for Conditional Use Permit

I am writing to express my intent to apply for a Conditional Use Permit for the property located at 8932 Foothill Rd, Middleton. The purpose of this application is to be able to house dogs for the purpose of sled dog racing, rescue and to promote responsible pet care to the public through engagement with youth organizations (ie: BSA, Girls Scouts, 4-H, schools, etc.)

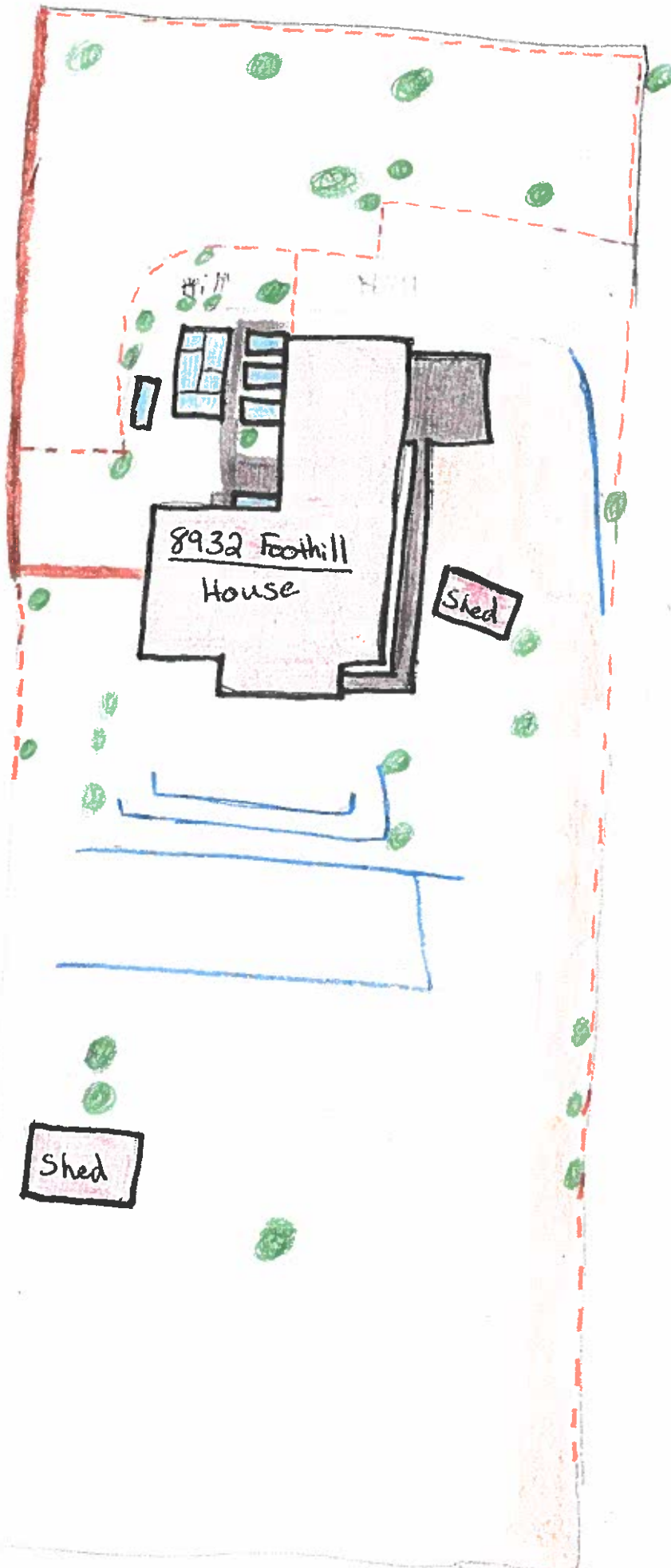
I wish to house dogs to use in sprint and mid-distance sled dog racing, under the team name Miracle Sled Dog. These dogs are also used to give talks to the public to educate and bring awareness for responsible pet care and working dogs. At these talks I emphasize healthy habits for pets and their owners. I also, on occasion, rescue northern breed dogs and find them forever homes that fit their needs. In order to have a sled team a minimum of 16 dogs is needed for mid distance races. Per my site plan I would be able to hold a maximum of 35 dogs at a time, though this would not be the normal. The sled dogs leave the property throughout the year for races (September through March for weekends) and for Tour operations (May through August) in Alaska.

To address any concerns, we have taken the following steps:

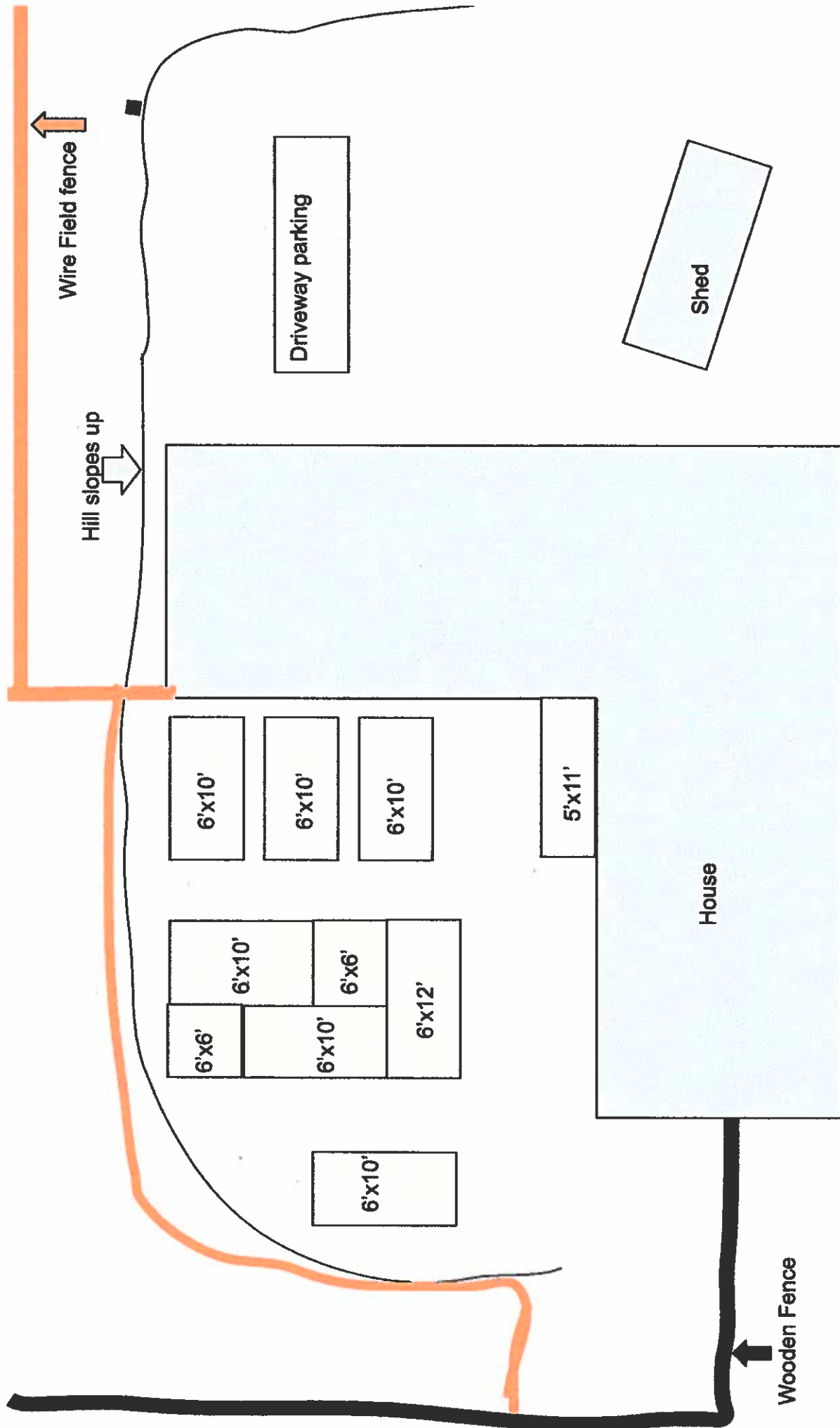
1. **Community Engagement:** I have engaged with my neighborhood in a neighborhood meeting to gather feedback and address any concerns.
2. **Potential Impacts:** The potential impact to the surrounding area is noise and smell. To address this I work on basic training to teach the dogs the "quiet" command and encourage less barking. Bark collars are also used to help teach. The kennels are washed twice a day to cut down on the smell and poop is scooped throughout the day and disposed of via trash service.
3. **Traffic Impact:** our operations will not adversely impact local traffic conditions. I do not foresee any impact in the future either as the sled dogs leave the property to go to races, youth groups or tour operations. The Rescue side of things is by reference where I go and get them when requested when space is available.

Legend

- Retaining Wall
- Field fencing
- wood fence
- paving stones/
Cement
- existing Structure
- Dog kennels
- Trees
- driveway



Foothill Rd



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: Wood + Field fence in back 1/2 acre Height: 6ft one yard 4ft. other

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☒ Other: on hill ground run off

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

N/A

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ 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: _____

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: 35 dogs

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: Feces is scooped and leaves via Dumpster Service

11/1//24

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Use Permit. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance* §07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon county. Once our application has been submitted to the County's development services department, only then, will a public hearing date be scheduled. Also, only after our application is accepted in a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The neighborhood meeting details are as follows :

Date: November 12, 2024

Time: 6pm

Location: Middleton Library
307 Cornell St, Middleton

The project is summarized below :

Site Location: 8932 Foothill Rd

Site Plan: to house a sled dog team consisting of 15-30 dogs. Dogs will be used to race in mid-distance races as well as for education outreach to local youth groups. Also to on occasion foster/rescue northern breed dogs and find them homes.

We look forward to our neighborhood meeting and encourage you as our neighbor to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as the meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at [REDACTED]
8932 Foothill Road, Middleton, ID 83644.

Sincerely,
Liz Nevills

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



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)

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

Date

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a _____ [write in applicable application type i.e. variance, zoning ordinance map amendment, rezone]. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date:

Time:

Location:

Property description:

The project is summarized below:

Site Location:

Proposed access:

Total acreage:

Proposed lots:

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at (insert phone, email, or written correspondence).

Sincerely,

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: 8932 Foothill Rd	Parcel Number: R23015502B	
City: Middleton	State: ID	ZIP Code: 83644
Notices Mailed Date: Nov. 1, 2024	Number of Acres: 1.06	Current Zoning: RR
Description of the Request: Conditional use permit to house 35 dogs		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Elizabeth Nevills		
Company Name:		
Current address: 8932 Foothill Rd		
City: Middleton	State: ID	ZIP Code: 83644
Phone: [REDACTED]	Fax: [REDACTED]	
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: Nov. 12, 2024	MEETING LOCATION: Middleton Library 307 Cornell St, Middleton, ID	
MEETING START TIME: 6:00 pm	MEETING END TIME: 6:32 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ernie DeArmas	[Signature]	8863 Double Shot Hollow
2. Isa DeArmas	[Signature]	8863 Double Shot Hollow, ID
3. Amy Rupp	[Signature]	1850 Foothill Rd
5. DAYNA SMITH	[Signature]	8916 FOOTHILL RD.
6. Richard Cester	[Signature]	8932 FOOTHILL RD.
7. Robert Johnson	[Signature]	8902 Foothill Rd
8. Diana Johnson	[Signature]	8902 Foothill Rd
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Elizabeth Nevills

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 11 / 12 / 24



AGENCY ACKNOWLEDGMENT

Date: 11-7-2024

Applicant: Elizabeth Nevills

Parcel Number: R23015502B

Site Address: 8932 Foothill Rd, Middleton, ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 11/15/2024 Signed: _____

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

Fire District:

☒ Applicant submitted/met for official review.

Date: 11/12/24 Signed: _____

District: Star Rural
[Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 11/7/24 Signed: _____

District: HD 21
[Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 11/7/24 Signed: _____

District: Black Canyon Irrigation District
[Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 11/8/2024 Signed: _____

City: Middleton
[Signature]
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 LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
13307 Miami Lane, Caldwell		(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
11331 W. Chinden Blvd., Boise		(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

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

PUBLIC HEARING APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyoncounty.id.gov Phone: 208-454-7458



1.

- **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

2.

- **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTION 07-01-15**

3.

- **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
 - Incomplete submittals will not be accepted

4.

- **STAFF REVIEW OF APPLICATION**
 - **APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

5.

- **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
 - **SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **DAY 1-5:** Hearing notices sent with comment deadline to affected agencies and property owners
 - **DAY 19:** Comment deadline ends. Comments received late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
 - **DAY 20-30:** Staff Report Packet preparation
 - **DAY 31:** Staff Report Packet sent to hearing body
 - **STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **Day 41:** Public Hearing

6.

- **PUBLIC HEARING**
 - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
 - Hearing Examiner hearing (3rd Wednesday afternoon); or
 - Board of County Commissioners hearing (Day-time)
 - **HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

7.

- **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
 - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

8.

- **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
 - **FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Richard Oester , 8932 Foothill RD, Middleton, ID
(name) (address)
Middleton , ID 83644
(city) (state) (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

Elizabeth Nevills , 8932 Foothill RD
(name) (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 10-15 day of October , 20 24 .

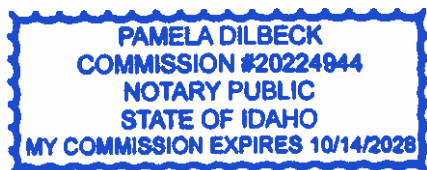
Richard Oester
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 15th day of October , in the year 20 24 , before me Pamela Dilbeck
a notary public, personally appeared Richard Oester , 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: Pamela Dilbeck

My Commission Expires: 10/14/2028

INSTRUMENT NO.

PC13723 9527598

WARRANTY DEED

FOR VALUE RECEIVED Christine D. Wade and Robert B. Wade, wife and husband

the Grantors, do hereby grant, bargain, sell and convey unto Richard Keith Oester and Christine M. Oester, husband and wife

the Grantees, whose address is 8932 Foothill Road, Middleton, ID 83644

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1995 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: September 26, 1995

Date 9-28-1995

Christine D. Wade
Christine D. Wade
Christine D. Wade

Robert B. Wade
Robert B. Wade
Robert B. Wade

STATE OF

Oregon

COUNTY OF

Benton

On this *28th* day of September in the year 1995, before me, a Notary Public, personally appeared Christine D. Wade and Robert B. Wade known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Lynn Hawkins
Notary Public
Residing at *Oregon*
My commission expires *2-15-1998*



PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

Exhibit "A"

A portion of Lot 3, HUNTERS RIDGE SUBDIVISION, all in U.S. Government Lot 4, Section 3, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of Lot 4, HUNTERS RIDGE SUBDIVISION, also being the Northeast corner of U.S. Government Lot 4, Section 3, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

South 88° 57' 57" West along the North line of Lot 4, HUNTERS RIDGE SUBDIVISION, and along the North line of U.S. Government Lot 4, a distance of 340.50 feet (formerly South 88° 57' 51" West 340.52 feet per HUNTERS RIDGE SUBDIVISION) to the Northeast corner of Lot 3, HUNTERS RIDGE SUBDIVISION, marked by a found 5/8-inch iron pin; thence

South 02° 12' 31" West a distance of 796.19 feet to a point on the South line of Lot 3, HUNTERS RIDGE SUBDIVISION, marked by a found 5/8-inch iron pin L.S. 4108; thence

North 73° 46' 16" West (formerly North 73° 44' 23" West) along the South line of Lot 3, HUNTERS RIDGE SUBDIVISION, a distance of 128.43 feet to a set 5/8-inch iron pin L.S. 4108, the REAL POINT OF BEGINNING; thence

Northwesterly along the South line of Lot 3, HUNTERS RIDGE SUBDIVISION, the following courses and distances:

North 73° 46' 16" West a distance of 7.34 feet to a found 5/8-inch iron pin;

North 81° 53' 46" West a distance of 128.65 feet (formerly North 81° 54' 23" West 128.68 feet) to the Southwest corner of Lot 3, HUNTERS RIDGE SUBDIVISION, marked by a found 5/8-inch iron pin; thence

North 00° 01' 41" East (formerly North 00° 00' 00" East) along the West line of Lot 3, HUNTERS RIDGE SUBDIVISION, a distance of 342.01 feet to a set 1/2-inch iron pin L.S. 4108; thence

South 82° 44' 05" East a distance of 135.50 feet to a set 1/2-inch iron pin L.S. 4108; thence

South 00° 01' 41" West parallel with the West line of Lot 3, HUNTERS RIDGE SUBDIVISION, a distance of 345.06 feet to the POINT OF BEGINNING.

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.

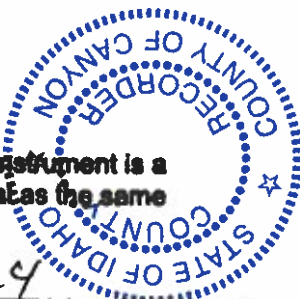
DATED

10/15/2024

RICK HOGABOAM, Clerk of the District Court
and Ex Officio Recorder

By

Deputy



REQUEST PIONEER - CALDWELL
TYPE *Good* FEE *6.00*

REC'D
CANYON CITY RECORDER
ay m

95 SEP 29 PM 4 26

RECORDED

9527598

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: 84190

Date: 11/26/2024

Date Created: 11/26/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Richard Oester

Comments:

Site Address: 8932 FOOTHILL RD, Middleton ID 83644 / Parcel Number: 23015502B0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2024-0025	\$950.00	\$0.00	\$0.00
Sub Total:		\$950.00		
Sales Tax:		\$0.00		
Total Charges:		\$950.00		

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	6328	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00



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	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)		✓
Operation Plan (see standards on next page)		- not a business
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	x	✓
Proof of application/communication with the following agencies:	x	✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	x	✓
Highway District/ Idaho Transportation Dept.	x	✓
Area of City Impact (if applicable)	x	✓
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.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

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

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		