





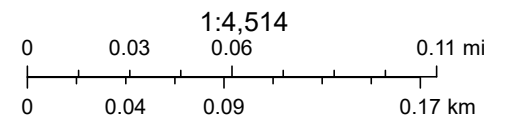
# Canyon County, ID Web Map



1/9/2025, 3:19:53 PM

-  Multiple Parcel Search \_Query result
-  Green: Band\_2
-  Blue: Band\_3
-  Red: Band\_1

Imagery\_2022



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |





**VARIANCE >33%**

**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Gregory Parker	
	MAILING ADDRESS: 23023 EverRose Rd. Wilder, ID 83676	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Gregory Parker</u> Date: <u>8/29/2024</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Same as above	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 23023 EverRose Rd. Wilder, ID 83676	
	PARCEL NUMBER: R33213010A	
	PARCEL SIZE: 1.85 ac	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>ZV2024-0005</u>	DATE RECEIVED:	<u>10.21.24</u>
RECEIVED BY:	<u>Emily Bunn</u>	APPLICATION FEE:	<u>950</u> CK MO CC CASH





RECEIVED  
SEP 12 2024

BY: fo

**VARIANCE >33%**  
**PUBLIC HEARING - CHECKLIST**

**Variance Over 33%:** The commission shall consider all other applications for variances in accordance with the notice and hearing procedure of article 5 of this chapter **CCZO Section 07-08-01(3)**

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	X
Letter of Intent (see standards on next page)	X	X
Site Plan (see standards on next page)	X	X
Proof of application/communication with (varies per application):		
Southwest District Health		X
Irrigation District	X	X
Fire District		X
Highway District/ Idaho Transportation Dept.		X
Area of City Impact (if applicable)		N/A
Deed or evidence of property interest to the subject property	X	X
Fee: \$950.00	X	(X)
**Fees are non-refundable**		

Neighborhood meeting  
X

approved letter from HD

needs doc

**\*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.



September 12, 2024

From: Gregory Parker  
23023 EverRose Rd.  
Wilder, ID 83676  
Ph# 714-271-6924

Dear Canyon County Planning and Zoning,

I am proposing the construction of a modest 30x40 foot shop/garage on my property adjacent to my existing home in Wilder. I plan to have basic 110 electricity for lighting and outlets. There will be no plumbing or running water. While I plan to have it insulated, there will be no AC or heating.

My proposed location of the shop requires relief from a 30-foot offset along Van Slyke Road in Wilder. Because of the onerous number of easements and restrictions, my property has been squeezed to the point of limiting my available options. As things are now, I am prohibited from making any improvements to my property, thus creating a hardship. I have outlined the circumstances below.

I approached the Golden Gate Highway District regarding my plans. They recognized the hardship and granted a 12-foot setback from the property line along Van Slyke. There are no future plans for road widening. The letter from Golden Gate is included.

I have also included arial photographs of the area. I live on farmland and not on a busy street. There are farms which immediately border to the north and south of my property and horse ranches immediately to the East. I have only one bordering neighbor, on the west side of me, and 9 homes in the entire neighborhood. What I am proposing is consistent with my neighborhood. Everyone has a shop\garage on their property. What I am planning is a modest addition to my property which will be consistent with the rest of the neighborhood.

My property does not have an HOA, it is not in a flood zone, and is not part of a scenic byway.

In recognition of the hardship outlined above, I am requesting that Canyon County align with the recommendation of the Golden Gate Highway District and modify the existing setback along Van Slyke Road to 12 feet from the property line.

I am open to meeting onsite at your convenience, which I believe would allow you to clearly visualize the hardship and demonstrate my modest request.

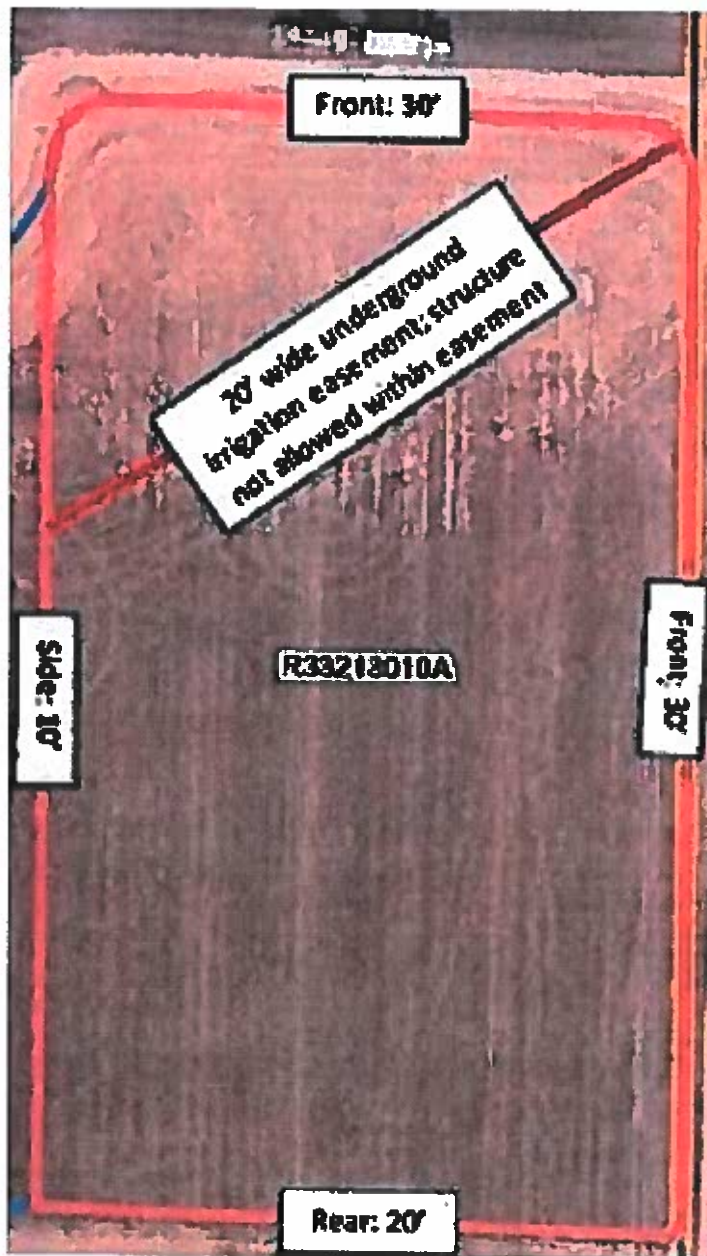
Thank you for your consideration.

Sincerely,  
Gregory Parker



### Easements and restrictions:

The picture below describes the various easements on my property. You can see because of the easement of the irrigation pipe running from the Northeast corner diagonally to the west property line, the entire Northern half of my property is unusable. Additionally, the replacement drainage/leach field is located toward the Northeast corner making this area not possible to build upon.



### Proposed Location

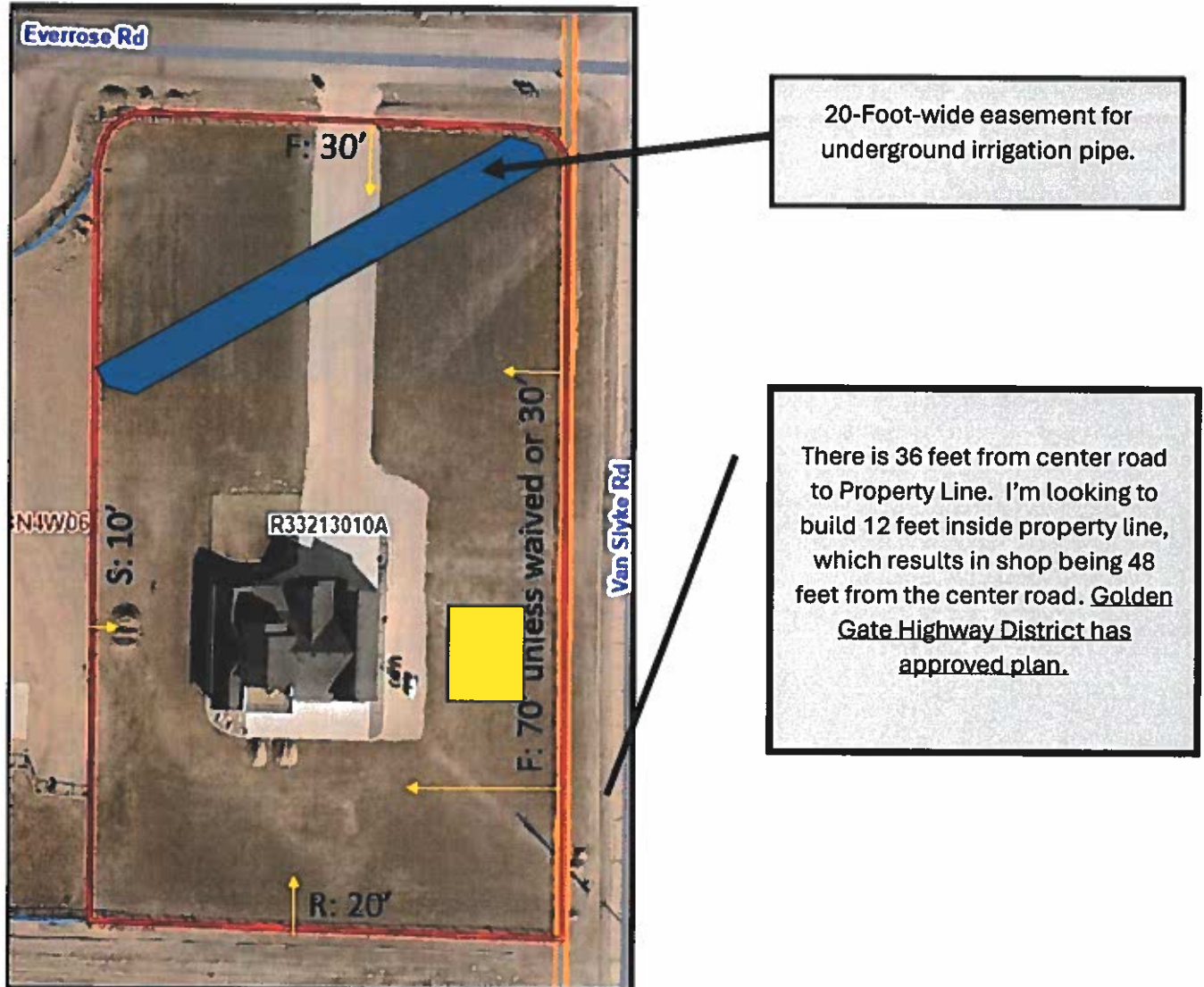


September 12, 2024

This proposed shop (30x40) location is shown below in the yellow box and is close to scale.

The area immediately behind the house to the south, while physically feasible for the shop would be very complicated to access from EverRose Rd. and is not possible. I looked into access from Van Slyke during construction of my home, but it was denied.

The proposed location in Yellow is the only reasonable location; but I will need the County to give me relief on the setback from 30 to 12 feet.

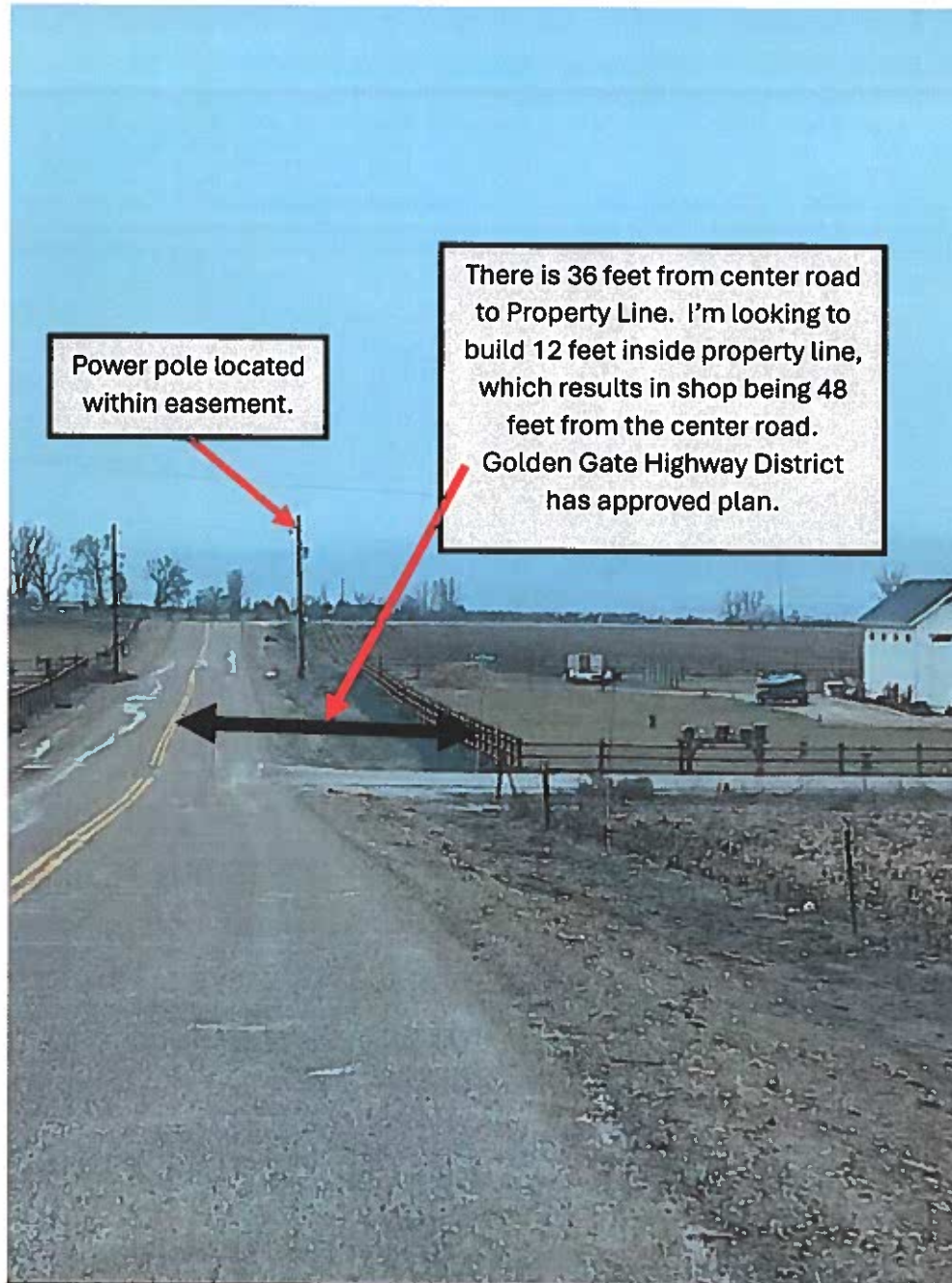




## **Perspective**

Below provides a better perspective of my request. You can see there is already a significant distance between Van Slyke Road and the property line denoted by the pole fence. There is already a power pole situated within the easement. Additionally, the neighbor directly across the street has an easement half of the easement that I have, which seems arbitrarily inconsistent. Note also, that I am in the middle of farmland.

I am asking for permission to build 12 feet from the inside of the pole fence shown below, which would still leave at least 35 feet from the edge of the road.







There will be 48 feet from center road to where the proposed shop would be (orange box). 12 feet inside the fence. Note that my neighbor across the street was granted half of the easement, which was imposed on my property.

This proposed location will have no impact on my neighbors or surrounding area. It is not on a scenic byway.



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

Date: August 5<sup>th</sup>, 2024

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a variance of a county offset to build a 1200sq garage\shop within my property. 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:** August 29th 2024

**Time:** 12pm Noon

**Location:** 23023 EverRose Rd. Wilder, ID 83666

**Property description:** Home of Greg and Dina Parker

The project is summarized below:

1200sq (40x30) Garage\shop build adjacent to home. Asking Canyon County for relief from an imposed offset.

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 [REDACTED]

Sincerely:

Greg and Dina Parker



## 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: 23023 EverRose Rd.

Parcel Number: R33213010A

City: Wilder

State: IDAHO

ZIP Code: 83676

Notices Mailed Date: 8/6/2024

Number of Acres: 1.85

Current Zoning:

Description of the Request: Reduce offset from 30 to 12ft to build a shop/garage.

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Gregory Parker

Company Name:

Current address: 23023 EverRose Rd.

City: Wilder

State: ID

ZIP Code: 83676

Phone:

Cell:

Fax:

Email:

#### MEETING INFORMATION

DATE OF MEETING: 8/29/2024

MEETING LOCATION: On Site

MEETING START TIME: Noon

MEETING END TIME: 1pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. **NOBODY ATTENDED THE MEETING**

2.

3.

4.

5.

6.

7.

8.

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):

Gregory Parker  
\_\_\_\_\_

APPLICANT/REPRESENTATIVE (Signature): Gregory Parker

DATE: 8 / 29 / 2024



## R33213010A PARCEL INFORMATION REPORT

5/28/2024 8:29:33 AM

**PARCEL NUMBER:** R33213010A

**OWNER NAME:** PARKER GREGORY

**CO-OWNER:** PARKER GERALDINE

**MAILING ADDRESS:** 23023 EVERROSE RD WILDER ID 83676

**SITE ADDRESS:** 23023 EVERROSE RD

**TAX CODE:** 0770000

**TWP:** 3N **RNG:** 4W **SEC:** 06 **QUARTER:** SE

**ACRES:** 1.85

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:** No

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** GOLDEN-GATE HWY

**FIRE DISTRICT:** HOMEDALE FIRE

**SCHOOL DISTRICT:** HOMEDALE SCHOOL DIST

**IMPACT AREA:** NOT In Impact Area

**FUTURE LAND USE 2011-2022 :** AG

**FLU Overlay Zone Desc 2030:** INTENSIVE AGRICULTURE OVERLAY

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** INTENSIVE AGRICULTURE OVERLAY \ AG

**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION  
DISTRICT

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0350F

**WETLAND:** NOT In WETLAND

**NITRATE PRIORITY:** ADA CANYON

**FUNCTIONAL Classification:** NOT In COLLECTOR

**INSTRUMENT NO. :** 2021068104

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 06-3N-4W SE TX 19425 IN NESE

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



### DISCLAIMER:

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

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



28.58'

175.20'

10.25'

345.53'

R33213010A

T 19425

352.53'

Van Slyke Rd

1154.77'

402.65'





# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



## LAND USE WORKSHEET

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

***PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:***

### GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_  
☒ How many Individual Domestic Wells are proposed? None. Existing well. Nothing additional proposed.

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☒ N/A – Explain why this is not applicable: Already installed. Nothing additional proposed

**3. IRRIGATION WATER PROVIDED VIA:**

- ☐ Surface ☒ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:** Nothing new proposed

- ☐ 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: Pole fence already in place Height: 4 ft

**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)

There is a nearby canal which feeds irrigation for all the neighbors



**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** NONE

**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: \_\_\_\_\_





## AGENCY ACKNOWLEDGMENT

Date: Applicant: Gregory Parker 9/12/2024  
Parcel Number: R33213010A  
Site Address: 23023 EverRose Rd. Wilder, ID 83676

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

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

#### **Highway District:**

District: Golden Gate (see attached letter)

☒ Applicant submitted/met for informal review.

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

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

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

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

City: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

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

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



# FINAL/AS-BUILT - Subsurface Sewage Disposal



Public Health  
Prevent. Promote. Protect.

Idaho Public Health Districts

**SOUTHWEST DISTRICT HEALTH**

13307 Miami Lane  
Caldwell, Idaho 83607  
(208) 455-5300

Permit #: 007476

Date Rcvd: 01/17/2022

Parcel #: 33213010A

Applicant's Name: Bill Pugh

Owners Name: Greg Parker

Property Address: 23023 Everrose Rd, Wilder ID 83676

EHS: Anthony Lee

Legal Description:

Township: 3N

Range: 4W

Section: 6

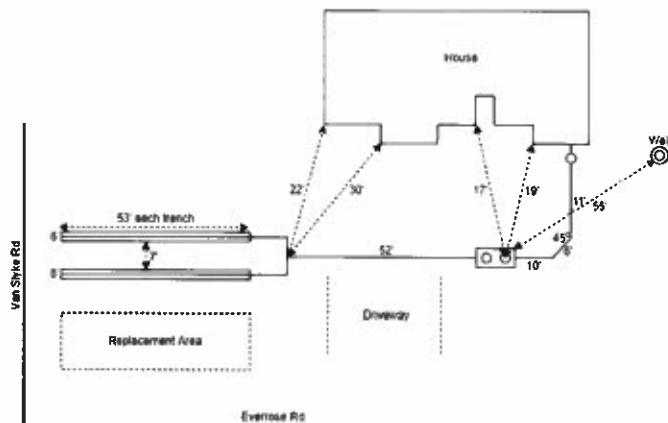
Lot: A

Lewis Dean  
Daystar Excavation, Inc  
(208) 941-1507  
1-1087

12/20/21  
23023 Everrose Rd  
Permit #007476

Tank: 43 6241559N  
-116 8530133W  
DF: 43 6241214N  
-116 8527961W

Infiltrator  
1000 Gallons  
Thueson Sand & Gravel  
Martin Pit  
36 yds of gravel  
24" riser to grade  
48" depth of system  
6" gravel under pipe  
636 square feet



System Type: <b>Gravel Drainfield</b>	Gravel (Yards): <b>36 (Martin Pit)</b>
System Mfg: <b>N/A</b>	Sand (Yards): <b>N/A</b>
Septic/ Trash Tank (Gal): <b>1000</b>	Installation Depth (Inches): <b>48</b>
Septic/ Trash Tank Mfr: <b>Infiltrator</b>	Date Installed: <b>12-20-2021</b>
Depth to Tank Lid (inches): <b>To grade</b>	Rock Under Pipe (Inches): <b>6</b>
Standpipe/ Riser (inches): <b>24</b>	Riser Longitude: <b>-116.8530133W</b>
Pump Tank (gallons): <b>N/A</b>	Riser Latitude: <b>43.6241559N</b>
Pump Tank (Mfg): <b>N/A</b>	Well Installed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Drainfield Width (Ft): <b>6</b>	Distance to Tank Ft: <b>55</b>
Drainfield Length (Ft): <b>106</b>	Distance to Drainfield (Ft): <b>112</b>
Drainfield Area Installed ( Sq. Ft.): <b>636</b>	Valve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Effective Area (Sq. Ft.): <b>636</b>	Dist-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Drop-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.	

Technical Allowance Granted: ☐ Yes ☒ No  
Comments:

Installer Name: Daystar Excavation, Inc  
Installer Number: 1-1087

Signature: Unavailable  
Date: 01/17/2022

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.  
OFFICIAL USE ONLY

☒ As-Built provided by EHS  
☐ As-Built provided by Installer

Anthony Lee Digitally signed by Anthony Lee  
Date: 2022.01.17 10:20:39 -0700

EHS Final Inspection Signature

035

EHS Code

01/17/2022

Date

Permit #: 007476

01/17/2022



## Emily Bunn

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**From:** Tom Ritthaler <tritthaler@boiseproject.org>  
**Sent:** Thursday, October 10, 2024 9:14 AM  
**To:** Emily Bunn  
**Subject:** RE: [External] Re: Variance Application

Emily,

Boiser Project has no concerns with this project at this time. We always require official notice from the county before we give any response due to how many inquiries we receive from multiple counties. That is are only way of knowing it is a legitimate request.

Thanks,  
Tom

Thomas B Ritthaler  
Assistant Project Manager  
Boise Project Board of Control  
2465 Overland Rd.  
Boise, Idaho 83705  
208-344-1141



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**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Wednesday, October 9, 2024 1:38 PM  
**To:** Tom Ritthaler <tritthaler@boiseproject.org>  
**Subject:** FW: [External] Re: Variance Application

Hello,

I wanted to touch base on the below application Greg Parker is turning in.

At Canyon County part of our public hearing application process is the property owner/applicant has to go the agencies that have jurisdiction over their parcel and talk to them about their project so they have knowledge of any agency requirements before they apply through our department.

I understand you were hesitant to put something in writing to Mr. Parker about his proposed variance project. If the irrigation district has no comment at this time or would rather just acknowledge that you have chatted with Mr. Parker about this project, that is fine. If you are comfortable, you can provide any comments you may have on this project by replying to this email, and I can include it with his application.

Please let me know if you have any questions,



Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605



Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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

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:** Greg Parker [REDACTED]  
**Sent:** Wednesday, October 2, 2024 4:26 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] Re: Variance Application

Hi Emily,

I contacted the Boise irrigation district and talked to Tom Ritthaler. He said the request to put something in writing would need to come from you or someone from Canyon County. He did reiterate what Tony from Wilder said. That there is no problem at all with what I'm trying to do on my property as there is nothing in my vicinity, which is of concern to the irrigation district. Tom's email and phone number is below if you want to contact him. They will provide me with nothing in writing unless the request comes directly from the county. He asked that you contact him directly if necessary.

Tom Ritthaler: [TRitthaler@boiseproject.org](mailto:TRitthaler@boiseproject.org) Tel: (208)344-1141

Also, I emailed the Homedale fire department again. No response as of this writing.

Thank you,  
Greg Parker  
[REDACTED]

On Tue, Oct 1, 2024 at 11:19 AM Greg Parker [REDACTED] wrote:

Hi Emily

I asked Tony for something in writing and he said he doesn't do that and that I'd have to go to the Boise office for that. I'll call them today. I will send the email again to Homedale fire too.

Thank you  
Greg

On Tue, Oct 1, 2024, 10:41 AM Emily Kiester <[Emily.Kiester@canyoncounty.id.gov](mailto:Emily.Kiester@canyoncounty.id.gov)> wrote:

Thank you, I appreciate the update.

If you could please get the irrigation district's comment in writing (such as an email from them), that would be great.



## Emily Bunn

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**From:** Greg Parker [REDACTED]  
**Sent:** Monday, October 21, 2024 11:44 AM  
**To:** Emily Bunn  
**Subject:** [External] Fwd: Shop

Hi Emily,

See email below from the Homedale Fire district approving the job site. Please include it with my application. I believe this was the last piece I was missing? Please let me know the next steps.

Thank you,  
Gregory Parker  
[REDACTED]

----- Forwarded message -----

**From:** Homedale Fire District <[homedalefd@gmail.com](mailto:homedalefd@gmail.com)>  
**Date:** Fri, Oct 18, 2024 at 4:12 PM  
**Subject:** Shop  
**To:** [REDACTED]

Homedale Fire District Approves Building Site! Thanks Chief Uria



# Golden Gate Highway District No. 3

Commissioners: Ed Leavitt, Andy Bishop, Fred Sarceda

February 5, 2024

To: Canyon Co. Development Services  
RE: Setback Waiver for Parcel R33213010A  
23023 Everrose Rd. Wilder, Idaho

The 70-ft Section line Setback is partially waived from the North South line of Section 6, R4W, T3N. It is recommended by the Highway District that the setback be reduced to 12-ft measured from the East Section Line of Section 6 for a proposed outbuilding. Van Slyke Rd. is under the jurisdiction of GGHD3 and is a 50-ft prescriptive right-of-way 25-ft each way of centerline.

The current homeowner is proposing to build a house on parcel R33213010A (23023 Everrose Rd), Wilder, Idaho.

Sincerely,

Bob Watkins  
Director of Highways  
Golden Gate Highway Dist.#3





8151 W. Rifleman Street  
Boise, ID 83704

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

**2021-068104**

RECORDED

**09/30/2021 12:34 PM**

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

TYPE DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

File No. 783421 GK/DM

## QUITCLAIM DEED

For Value Received

Gregory A Parker and Geraldine E Parker, Co-Trustees of the Parker Living Trust, dated February 17, 2021, and his/her/their successor trustee(s) in interest

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

Gregory Parker and Geraldine Parker, husband and wife

whose address is 5571 Cuba Circle, CA, Buena Park, 90620

the following described premises, to-wit:

A parcel of land being all of Parcel A as shown on that certain Record of Survey recorded as Instrument No. 2019- 006118 in the Office of the Canyon County Recorders, being a portion of the N ½ of the SE ¼ of Section 6, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8-inch diameter iron pin with illegible cap marking the NE corner of said N ½ of the SE ¼, (East ¼ corner), said corner bears South 00°20'03" West, a distance of 2805.20 feet from a found 3-inch diameter County Surveyor brass disk stamped "LS 627 1962" marking the NE corner of Section 6;

thence along the Easterly boundary of said N ½ of the SE ¼, South 00°19'54" West, a distance of 220.78 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking a point on the Easterly boundary of said Parcel A and also being the Point of Beginning; thence continuing along the Easterly boundary of said N ½ of the SE ¼ and East boundary of said Parcel A,

South 00°19'54" West, a distance of 352.53 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking the SE corner of said Parcel A; thence along the South boundary of said Parcel A,

North 88°08'16" West, a distance of 217.21 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking the SW corner of said Parcel A; thence along the West boundary of said Parcel A,

North 00°19'54" East, a distance of 345.53 feet to a set ½-inch diameter iron pin stamped "CLS PLS 7732" marking the NW corner of said Parcel A and the beginning of a non-tangent curve left; thence along the North boundary of said Parcel A the following courses and distances:

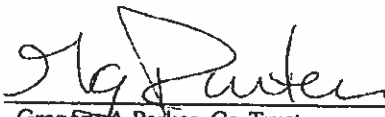


Thence along of a curve to the left a distance of 9.51 feet, a radius of 65.00 feet, a central angle of  $08^{\circ}23'12''$ , the long chord of which bears North  $14^{\circ}11'22''$  East, a distance of 9.51 feet to a set 1/2-inch diameter iron pin stamped "CLS PLS 7732" being a point of reverse curvature; thence along of a curve to the right a distance of 28.58 feet, a radius of 20.00 feet, a central angle of  $81^{\circ}51'58''$ , the long chord of which bears North  $50^{\circ}55'45''$  East, a distance of 26.21 feet to a set 1/2-inch diameter iron pin stamped "CLS PLS 7732"; thence

South  $88^{\circ}08'16''$  East, a distance of 175.20 feet to a set 1/2-inch diameter iron pin stamped "CLS PLS 7732"; thence along of a curve to the right a distance of 30.88 feet, a radius of 20.00 feet, a central angle of  $88^{\circ}28'08''$ , the long chord of which bears South  $43^{\circ}54'10''$  East, a distance of 27.90 feet to the Point of Beginning.

together with their appurtenances.

Dated: September 29, 2021

  
\_\_\_\_\_  
Gregory A. Parker, Co-Trustee

  
\_\_\_\_\_  
Geraldine E. Parker, Co-Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on 9/30/2021 by Gregory A Parker and Geraldine E Parker, as Co-Trustees of The Parker Living Trust.

\_\_\_\_\_  
Signature of notary public  
Commission Expires:



GREG S. KESTER  
Residing in: Boise, ID  
Commission Expires: 03/17/2027



**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:** 83943

**Date:** 10/29/2024

**Date Created:** 10/24/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Gregory Parker

**Comments:**

**Site Address:** 23023 EVERROSE RD, Wilder ID 83676 / Parcel Number: 33213010A0

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Variance	ZV2024-0005	\$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	122	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00