

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: MDC LLC/Joseph Carter
	MAILING ADDRESS: 7270 N. Tree Haven Pl.
	PHONE: 208-870-8530 EMAIL: doug@thecarnahans.com

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

Signature: *[Handwritten Signature]*

Date: 5/31/22

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Kent Adamson
	COMPANY NAME: RiveRidge Engineering Company
	MAILING ADDRESS: 2447 S. Vista Ave
	PHONE: 208-344-1180 EMAIL: kadamson@rvrdg.com

<b>SITE INFO</b>	STREET ADDRESS: 25455 Lansing Lane, Middleton, ID 83644
	PARCEL #: R3751011200 (platted), R3751100000 (unplatted) LOT SIZE/AREA: 164.60 Acres
	LOT: 15 BLOCK: 1 SUBDIVISION: Willowview Subdivision No. 2
	QUARTER: SE1/4NW1/4 SECTION: 28 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): YES

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

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

CASE NUMBER: CR2022-0016

DATE RECEIVED: 5.31.22

RECEIVED BY: *CL*

APPLICATION FEE: 1235<sup>00</sup> ☒ MO ☐ CC CASH

May 31, 2022



Cassie Lamb  
Planning and Zoning Department  
Canyon County  
111 N. 11<sup>th</sup> Ave  
Caldwell, ID 83605

**RE: Proposed Conditional Rezone  
Willow Creek Subdivision  
Letter of Intent**

Dear Cassie,

MDC, LLC and Joseph Carter are proposing to conditionally rezone 164.74 acres consisting of parcels R3751100000 (84.75 acres) and R3751011200 (79.81 acres) from agricultural (AG) to rural residential (RR) to facilitate entitlement for a residential subdivision.

The concept plan consists of 75 developable lots and an existing home lot. The largest lot is 18.73-acres adjacent to the existing home and would be used to carry on nursery activities allowed within the rural residential zone. The concept has lots exceeding 1 acre in size and meeting the minimum average overall lot size of 2 acres for the Rural Residential zone. Public roadways meet the standards of the Canyon County Highway District and provide through connection to all adjacently available public roads (Stony Brook Way and the main entrance from Lansing Ln.). The connections will enhance access for emergency vehicle traffic to all surrounding subdivisions, including Kemp Road, currently a dead end private road. With the densities suggested and multiple inlet/outlets, traffic impacts due the subdivision are anticipated to be minimal. Legal access to the subject property for the rezone request is available currently off Lansing Lane.

The property is located just outside the City of Middleton impact area and thus the owners have contacted the city and are working through filing for pre-annexation to join. The owners have also been in negotiations for providing a utility corridor along Lansing Ln. for future use.

The Willow Creek floodway to the north would be maintained as is with no structures\grading\construction allowed within or encroaching upon its existing boundaries. Portions of the surrounding 100-year AO zone would be raised via the LOMR-F process to ensure all new residential structure pads and sanitary sewer within the zone would be located out of the flood zone.

The current 2020 comprehensive plan specifies the area as residential, however, the current zoning is agricultural. The rezone would facilitate the intent of the comprehensive plan by eliminating possible agricultural activities

2447 S. Vista Avenue • Boise, ID 83705  
208-344-1180





within an area that is already predominantly surrounded by residential home\land uses on all sides. West of the project site is Throughbread Estates consisting of identical lots to those proposed and RR zoning. To the south, Willowcreek Ranch Estates 1-3 was developed with 1-2 acre residential lots in early 2003. To the north Willowview Subdivision was constructed as RR and to the southeast across Lansing Lane there are also residential lots. An active AG field is adjacently located on the northeast corner, across Lansing Lane. Due to the nature of the surrounding land uses, the proposed zoning is more appropriate than the current zoning and will enhance the character of the area by eliminating potential heavy equipment, dust, and industrial uses within a predominantly residential area. The rezone will also provide the necessary densities for the area per the comprehensive plan's intent and the growth of Middleton\Caldwell area.

Onsite utilities to be provided to the lots with a mix of private and public systems. Sewer to be provided by private onsite septic\drain field systems for each lot and water to be provide by onsite private wells. Due to the lot sizes being an average minimum lot size of 2 acres, sewer and water are being provided at densities twice the 1 acre minimum established by Southwest District Health guidelines. Drainage is to be retained onsite and\or discharged at predevelopment rates. Onsite pressure irrigation system to be provided using existing water rights to the site. Power will be provided via Idaho Power and other utilities (gas, cable, phone) depending upon availability. At the minimal densities proposed, it is not anticipated that these uses will have an adverse impact on existing facilities and\or geologic impact.

Public school services shall be provided by Mill Creek Elementary, Middleton Middle School, and Middleton High School. Middleton Fire and Polices shall service emergencies. It is unlikely that the low density of the subdivision would impose an undue burden on these services. Rural road sections minimize upkeep and tax revenues generated by the new subdivision can help the various agencies in providing service. The additional roads will enhance access to several of the surrounding subdivisions that only have one entrance.

Please give me a call if you have any questions or comments. Thanks.

Sincerely,

Kent D. Adamson, P.E.  
President  
RiveRidge Engineering Company

cc: MDC, LLC  
Joseph Carter



0004398936

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301


Filing Fee: \$0.00

For Office Use Only

**-FILED-**

File #: 0004398936

Date Filed: 9/2/2021 2:25:38 PM

Entity Name and Mailing Address:		
Entity Name:	MDC, LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0000027724	
Address	7270 N TREE HAVEN PL MERIDIAN, ID 83646-4979	
Entity Details:		
Entity Status	Active-Existing	
This entity is organized under the laws of:	IDAHO	
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4736	
The registered agent on record is:		
Registered Agent	DOUGLAS K CARNAHAN Registered Agent Physical Address 7270 N TREE HAVEN PLACE MERIDIAN, ID 83646 Mailing Address	
Limited Liability Company Managers and Members		
Name	Title	Business Address
DOUGLAS K CARNAHAN	Manager	7270 N. TREE HAVEN PLACE MERIDIAN, ID 83646
MEREDITH A CARNAHAN	Manager	7270 N. TREE HAVEN PLACE MERIDIAN, ID 83646
JASON D CARNAHAN	Member	5496 BOGUS BASIN ROAD BOISE, ID 83702
KERRY S CARNAHAN ELLIS	Member	579 E ORION CT. BOISE, ID 83702
The annual report must be signed by an authorized signer of the entity.		
Job Title: MANAGER		
DOUGLAS K CARNAHAN Sign Here 		09/02/2021 Date 5/31/22

B0642-6345 09/02/2021 2:25 PM Received by ID Secretary of State Lawrence Denney



# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



## NEIGHBORHOOD 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)





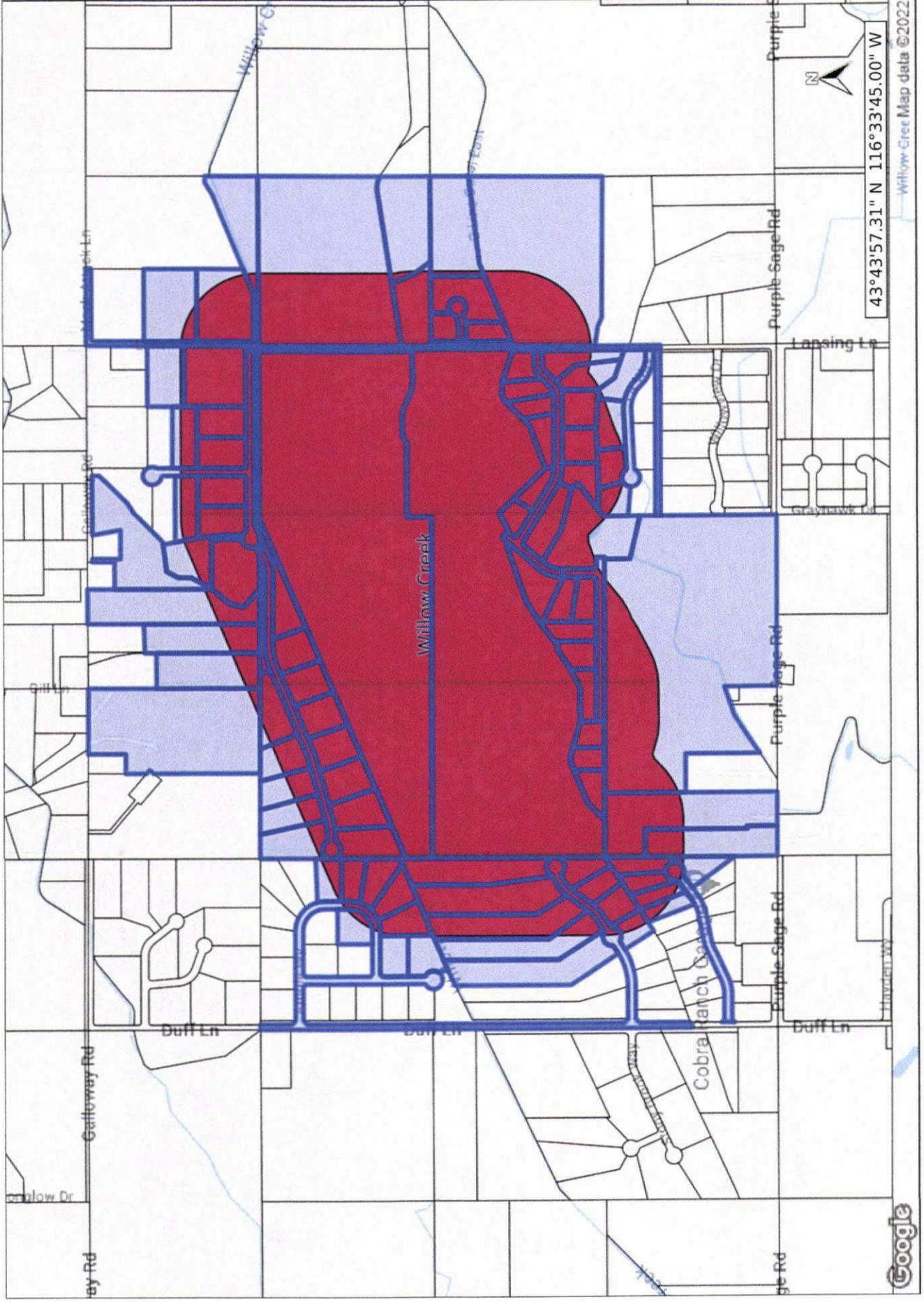
landproDATA

# Neighborhood Meeting Notification Area

600' Surrounding Project



RiverRidge  
ENGINEERING COMPANY





April 13<sup>th</sup>, 2022

Dear Neighbor,



We are in the process of applying for a conditional rezone to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a neighborhood meeting and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the conditional rezone is applied. The Neighborhood Meeting details are as follows:

**Date:** May 11th, 2022

**Time:** 6:00 PM

**Meeting and Site Location:** 25455 Lansing Lane, Middleton, ID 83644

**Property description:** Parcels R3751100000 (84.75 acres) and R3751011200 (79.81 acres). The project is summarized below: MDC, LLC and Joseph Carter are proposing to conditionally rezone 164.74 acres consisting of agricultural (AG) to rural residential (RR) to facilitate entitlement of a 76-lot residential subdivision

**Proposed access:** Entrance to meeting location is by entering the driveway to 25455 Lansing Lane on the west side of the road approximately 500' south of Edna Lane.

**Total acreage:** 164.74 acres

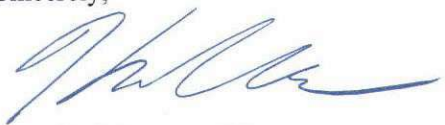
**Proposed lots:** 1 Existing, 75 Proposed

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,



Kent D. Adamson, P.E.

President

RiveRidge Engineering Company

2447 S. Vista Avenue • Boise, ID 83705  
208-344-1180

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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## 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.

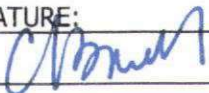



#### SITE INFORMATION

Site Address: 25455 Lansing St.	Parcel Number: R3751011200, R3751100000	
City: Middleton	State: Idaho	ZIP Code: 83644
Notices Mailed Date: 04/22/22	Number of Acres: 164.60	Current Zoning: AG
Description of the Request: Conditional Rezone Application and Development Agreement. Rezone to Rural Residential (RR) for 73 developable lots		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kent D Adamson		
Company Name: RiveRidge Engineering Company		
Current address: 2447 S. Vista Ave		
City: Boise	State: Idaho	ZIP Code: 83705
Phone: 208-344-1180	Cell: 208-609-4933	Fax: N/A
Email: kadamson@rvrdg.com		

#### MEETING INFORMATION

DATE OF MEETING: 5/11/22		MEETING LOCATION: 25445 Lansing St.	
MEETING START TIME: 6:00PM		MEETING END TIME: 7:00PM	
ATTENDEES: Kent Adamson, Doug Carnahan, and Joseph Carter			
NAME (PLEASE PRINT)		SIGNATURE:	ADDRESS:
1.	Carlee Bunker		9425 Golden Willow St.
2.	Ken & Robin Rabst		9473 " "
3.	JOE STRONGONG		9617 " "
4.	Rose Rehberger		9992 STONY BROOK WAY
5.	Xander & GREG Gram		9298 Golden Willow St
6.	Jolie & Corey Gibbs		25860 Weeping Willow
7.			
8.			
9.			



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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):**

Kent D Adamson

**APPLICANT/REPRESENTATIVE (Signature):**



**DATE:**

5 / 11 / 22

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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Phone: 208-454-7458

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## NEIGHBORHOOD MEETING SIGN UP SHEET

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

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#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kent D Adamson		
Company Name: RiveRidge Engineering Company		
Current address: 2447 S. Vista Ave		
City: Boise	State: Idaho	ZIP Code: 83705
Phone: 208-344-1180	Cell: 208-609-4933	Fax: N/A
Email: kadamson@rvrdg.com		

#### MEETING INFORMATION

DATE OF MEETING: 5/11/22	MEETING LOCATION: 25445 Lansing St.	
MEETING START TIME: 6:00PM	MEETING END TIME: 7:00PM	
ATTENDEES: Kent Adamson, <del>Doug Carnahan</del> , and Joseph Carter		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Kent Adamson		2447 S Vista Ave, ID 83705
2. Mark + Heather Moore		9846 Stony Brook Way 83644
3. Christine Hitchner + Lindsay Thompson		9308 Kemp Rd
4. Becky + Brian Chick		9550 Kemp Rd
5. Cindy Pruitt Stroth		9500 Kemp Rd
6. JEFF LEAMER		9921 STONY BROOK
7. BETTE BARKER		25857 LANSING LN
8. Kent + Jocelyn Robinson		9028 Kemp Rd.
9. MARK & LINDA NEIL		25726 LANSING



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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):**

Kent D Adamson

**APPLICANT/REPRESENTATIVE (Signature):**



**DATE:**

5 / 11 / 22

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



## 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: N/A

☐ How many Individual Domestic Wells are proposed? 75

**2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: N/A

**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)

Willow Creek and Surface Irrigation



## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 76 ☐ Commercial            ☐ Industrial             
☐ Common            ☐ Non-Buildable

### 2. FIRE SUPPRESSION:

- ☒ Water supply source: Domestic Wells

### 3. INCLUDED IN YOUR PROPOSED PLAN?

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

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: container plant grower that sells to retail/wholesale nurseries

### 2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7:00 am to 6:00 pm  
☒ Tuesday 7:00 am to 6:00 pm  
☒ Wednesday 7:00 am to 6:00 pm  
☒ Thursday 7:00 am to 6:00 pm  
☒ Friday 7:00 am to 6:00 pm  
☒ Saturday 7:00 am to 6:00 pm  
☒ Sunday 7:00 am limited to 4:00 pm

### 3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10 ☐ No

### 4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 3 ft Width: 4 ft. Height above ground: 6 ft

What type of sign:            Wall X Freestanding            Other           

### 5. PARKING AND LOADING:

How many parking spaces? open area - 20 max.

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: \_\_\_\_\_



INSTRUMENT NO.

## QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION which is hereby acknowledged, OAK LEAF DEVELOPMENT COMPANY, INC., hereinafter "Grantor" does release and forever quitclaim unto MDC, LLC, whose address is 4410 W. Chinden Blvd. Meridian, Idaho 83646, hereinafter "Grantee," and to its heirs and assigns, all right, title and interest which Grantor now has or may hereafter acquire in the real property situated in Canyon County, State of Idaho, described as:

28-5N-2W NE WILLOWVIEW SUB NO 2 LT 15 BLK 1

PROPERTY ADDRESS: GOLDEN WILLOW STREET.

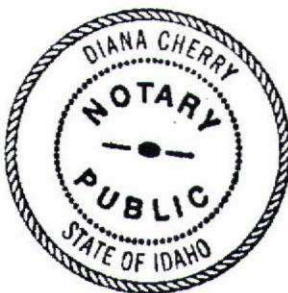
TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to its successors and assigns forever.

WITNESS the hand of said Grantor this 5 day of March, 2009.

  
Douglas Carnahan, President  
Oak Leaf Development Company, Inc.

STATE OF IDAHO )  
County of Ada ) ss

On this 5<sup>th</sup> day of March, 2009, before me, a Notary Public, personally appeared Douglas Carnahan, President of Oak Leaf Development Company, Inc., known or identified to me to be the persons whose names is subscribed to the within instrument, and acknowledged to me that they executed the same.



Mona Cherry  
Notary Public for Idaho  
Residing at Eagle, Idaho  
Commission expires: 6/8/2013

2009 MAR 5 PM 2 52  
WILLIAM H. HURST  
COUNTY RECORDER  
BY *Donna*  
REQUEST *Ind. Lg*  
TYPE *3* FEE *3*

1304052

2009010690

A 10/25/2002

08:26

PIONEER TITLE → 912082345890P987

NO.326

013

200251155

RECORDED

OCT 29 PM 4 30

CANNON COUNTY RECORDER  
BY Jackie BrownREQUEST PIONEER - CALDWELL  
TYPE Fee 92A Pioneer Company  
**PIONEER TITLE COMPANY**OF ADA COUNTY  
8151 W. Rifleman Ave. / Boise, Idaho 83704  
(208) 377-2700**WARRANTY DEED**

For Value Received Stephen Damele and Pauline Damele, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Joseph Carter and Carla Carter, husband and wife

hereinafter referred to as Grantee, whose current address is , ,

the following described premises, to-wit:

SEE ATTACHED EXHIBIT A

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

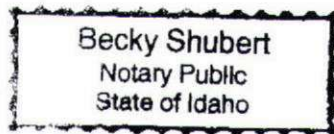
Dated: October 25, 2002

Stephen Damele  
Stephen Damele

Pauline Damele  
Pauline Damele

STATE OF Idaho. County of Ada, ss: Gooding

On this 25<sup>th</sup> day of October, in the year of 2002, before me the undersigned, notary public personally appeared Stephen Damele and Pauline Damele known or identified to me to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.



Becky Shubert  
Notary Public of  
Residing Wendell, ID at  
Commission 02-23-05 expires:





# PORTER'S LAND SURVEYING, INC.

921 South Curtis Road  
Boise, Idaho 83705-1840

Phone: (208) 344-3650

October 11, 2002

**POOR COPY**

## Legal Description for Carnahan/Carter Parcel B

A parcel of land being a portion of the Southeast 1/4 of the Northeast 1/4, a portion of the North 1/2 of the Southeast 1/4, and a portion of the Northeast 1/4 of the Southwest 1/4; all located in Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho; more particularly described as follows:

Beginning at an Iron Pin marking the Section Corner common to Sections 21, 22, 27 and 28, T. 5 N., R. 2 W., B.M.:

thence, along the section line common to said Sections 27 and 28, also being the centerline of Lansing Lane, S 0°07'15" W 1322.92 feet to a Spike in a bridge deck marking the North 1/16 Section Corner common to said Sections 27 and 28;

thence, continuing along said section line S 0°07'25" W 1171.31 feet to a point, from which a PK Nail marking the 1/4 Section Corner common to said Sections 27 and 28 bears S 0°07'25" W 151.69 feet distant;

thence, leaving said section line, N 89°52'35" W 25.00 feet to an Iron Pin on the west right-of-way line of said Lansing Lane, also being the REAL POINT OF BEGINNING;

thence, leaving said west right-of-way line, S 87°37'09" W 245.49 feet to an Iron Pin;

thence, N 79°14'17" W 78.74 feet to an Iron Pin;

thence, N 66°05'45" W 151.52 feet to an Iron Pin;

thence, N 78°34'11" W 28.90 feet to an Iron Pin;

thence, S 89°42'56" W 179.33 feet to an Iron Pin;

thence, S 59°04'57" W 62.08 feet to an Iron Pin;

thence, N 89°57'30" W 572.83 feet to an Iron Pin on the east 1/16 section line of said Section 28;

thence, along the east 1/16 section line of said Section 28, S 0°02'07" W 190.00 feet to a G.L.O. Brass Cap marking the Center-East 1/16 Section Corner of said Section 28;

thence, leaving the east 1/16 section line of said Section 28 and along the east-west center 1/4 section line of said Section 28, N 89°58'08" W 1320.22 feet to an Iron Pin marking the Center 1/4 Section Corner of said Section 28;

thence, continuing along the east-west center 1/4 section line of said Section 28, N 89°59'33" W 1320.10 feet to an Iron Pin marking the Center-West 1/16 Section Corner of said Section 28;

thence, leaving the east-west center 1/4 section line of said Section 28 and along the west 1/16 section line of said Section 28, S 0°00'28" E, 1320.84 feet to a G.L.O. Brass Cap marking the Southwest 1/16 Section Corner of said Section 28;

thence, leaving the west 1/16 section line of said Section 28 and along the south 1/16 section line of said Section 28, S 89°59'12" E 286.42 feet to an Iron Pin marking the Southwest Corner of Lot 1, Block 1 of *WILLOW CREEK RANCH ESTATES NO. 2 SUBDIVISION*, as shown on the Official Plat, recorded in Book 26 of Plats at page 22, Records of Canyon County, Idaho;

thence, leaving the south 1/4 section line of said Section 28 and along the northerly boundary line of said *WILLOW CREEK RANCH ESTATES NO. 2 SUBDIVISION*, N 45°53'48" E 187.31 feet to an Iron Pin;

thence, N 67°34'22" E 328.09 feet to an Iron Pin;

thence, N 84°28'16" E 57.66 feet to an Iron Pin;

thence, S 74°17'49" E 283.74 feet to an Iron Pin;

thence, N 89°25'18" E 265.60 feet to an Iron Pin;

thence, N 62°13'46" E 186.30 feet to an Iron Pin;

thence, N 55°57'59" E 153.66 feet to an Iron Pin;

thence, S 84°31'29" E 29.05 feet to an Iron Pin;

thence, N 52°20'53" E 203.15 feet to an Iron Pin;

thence, leaving the northerly boundary line of said *WILLOW CREEK RANCH ESTATES NO. 2 SUBDIVISION*, N 56°58'04" E 213.90 feet to an Iron Pin;

thence, N 71°04'06" E 452.64 feet to an Iron Pin;

thence, S 35°17'15" E 74.26 feet to an Iron Pin;

thence, N 57°33'11" E 118.51 feet to an Iron Pin;

thence, N 65°05'58" E 130.88 feet to an Iron Pin;

thence, S 44°24'05" E 501.20 feet to a point in the centerline of the C Line Canal, said point being witnessed by an Iron Pin bearing S 47°35'57" E 15.88 feet distant;

thence, meandering along the C Line Canal the following bearings and distances:

N 62°16'22" E 37.20 feet to a point; said point being witnessed by an Iron Pin bearing

S 27°06'35" E 14.97 feet distant;

thence, N 70°01'02" E 310.26 feet to a point; said point being witnessed by an Iron Pin bearing

S 36°04'49" E 15.41 feet distant;

thence, N 44°10'53" E 255.35 feet to a point; said point being witnessed by an Iron Pin bearing

S 38°28'12" E 15.29 feet distant;

thence, N 65°10'54" E 69.09 feet to a point; said point being witnessed by an Iron Pin bearing

S 14°48'26" E 15.05 feet distant;

thence, S 88°45'49" E 91.19 feet to a point; said point being witnessed by an Iron Pin bearing

S 8°26'20" W 14.51 feet distant;

thence, S 71°13'10" E 240.52 feet to a point; said point being witnessed by an Iron Pin bearing

S 8°29'29" W 14.41 feet distant;

thence, S 87°35'57" E 28.84 feet to a point marking the intersection of the centerline of said C Line Canal and the west right-of-way line of said Lansing Lane; said point being witnessed by an Iron Pin bearing S 0°00'29" E 13.31 feet distant;

thence, leaving the centerline of said C Line Canal and along the west right-of-way line of said Lansing Lane, N 0°00'29" W 619.64 feet to an Iron Pin marking the intersection of the west right-of-way line of said Lansing Lane and the east-west center 1/4 section line of said Section 28;

thence, leaving the east-west center 1/4 section line of said Section 28 and continuing along the west right-of-way line of said Lansing Lane, N 0°07'25" E 151.72 feet to the REAL POINT OF BEGINNING;

said parcel contains 84.92 acres, more or less;

said parcel being subject to any easements of record or in use.

**POOR COPY**





# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



### Select Application Type:

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

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

<input checked="" type="checkbox"/> Master Application completed and signed (See attached application)
<input checked="" type="checkbox"/> Letter of Intent: <ul style="list-style-type: none"><li>- <b>Map Amendments:</b> Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 &amp; 07-06-07(6):<ul style="list-style-type: none"><li>• Is the request generally consistent with the comprehensive plan?</li><li>• When considering the surrounding land uses, is the request more appropriate than the current zoning designation?</li><li>• Is the request compatible with surrounding land uses?</li><li>• Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)</li><li>• Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)</li><li>• Does legal access to the subject property for the request exist or will it exist at the time of development?</li><li>• Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)</li><li>• Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)<ul style="list-style-type: none"><li>○ <b>Conditional rezone</b> requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. <u>See conditional rezone option disclosure below.</u></li></ul></li></ul></li><li>- <b>Text Amendments:</b> Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.</li></ul>
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
<input type="checkbox"/> Land Use Worksheet (map amendment only) – See attached worksheet
<input type="checkbox"/> Draft of proposed ordinance change (text amendment only)
<input checked="" type="checkbox"/> Deed or evidence of property interest to subject property
<input checked="" type="checkbox"/> <b>\$850 Rezone or \$1,235 for a Conditional Rezone</b>
<input type="checkbox"/> <b>\$2,500 Text Amendment</b>
<b>(Fees are non-refundable)</b>

**NOTE:**

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

**CONDITIONAL REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner:  \_\_\_\_\_

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

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



**Canyon County Development Services**  
111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

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

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

**Receipt Number:** 74635

**Date:** 5/31/2022

**Date Created:** 5/31/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Oak Leaf Development Company, Inc.

**Comments:** CR2022-0016 Location R37510112 & R37511

**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 Rezone with Development Agreement	CR2022-0016	\$1,235.00	\$0.00	\$0.00

**Sub Total:** \$1,235.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,235.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3907	\$1,235.00

**Total Payments:** \$1,235.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** clamb