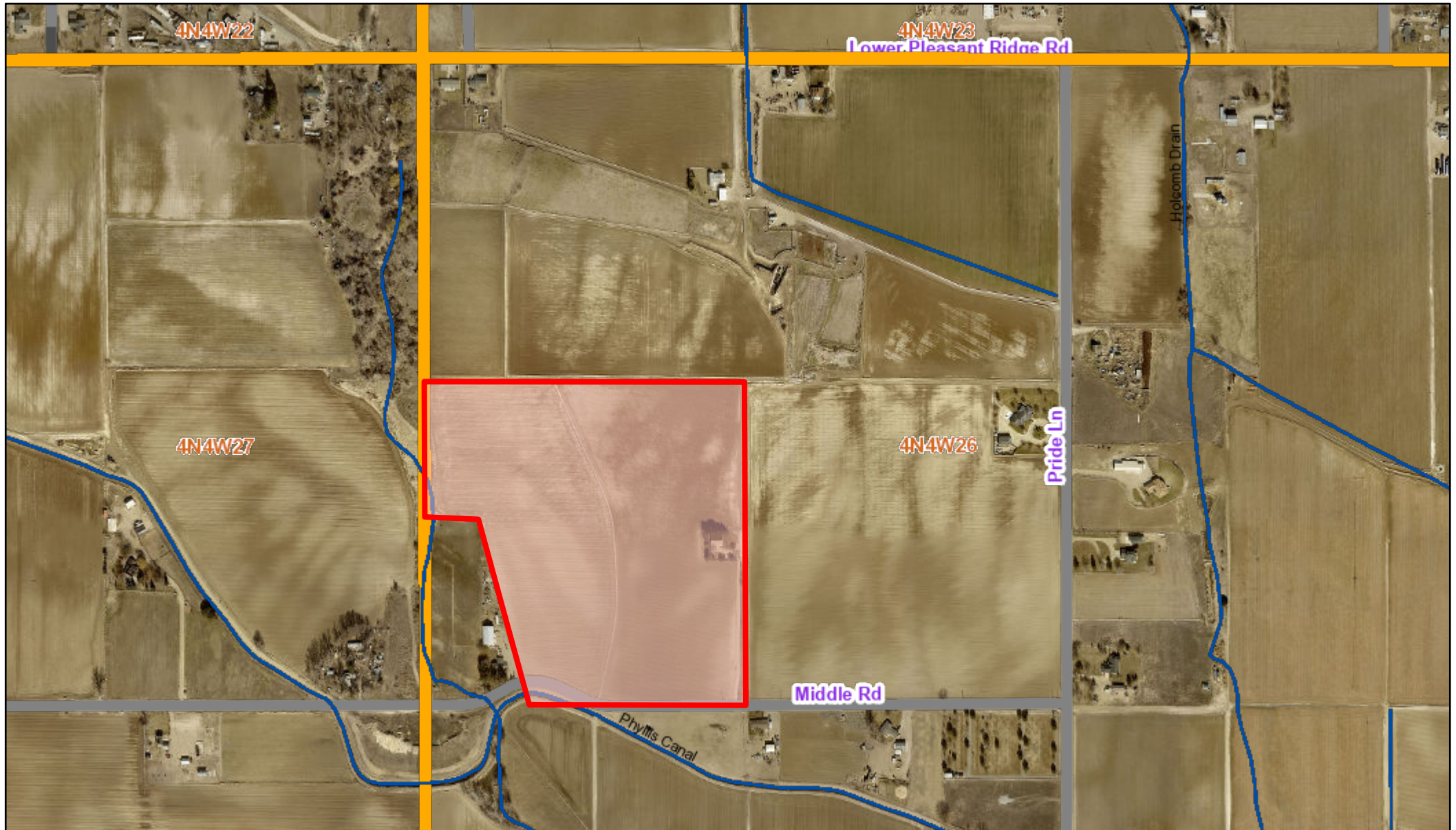
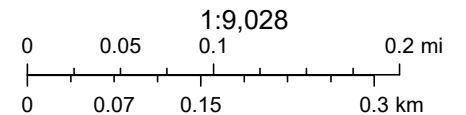


Canyon County, ID Web Map



9/18/2023, 1:23:12 PM

- | | | |
|--------------------------------------|-------------------|-----------------|
| Multiple Parcel Search _Query result | City Limits | CC_PrivateRoads |
| Hydro_NHDFlowline | Sections | Red: Band_1 |
| County Boundary | CanyonCountyRoads | Green: Band_2 |
| Current Impact Area | Roads | |
- Canyon County Imagery 2022



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, 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, Intermap, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

Exhibit A.1



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: <u>Dan Sorley</u>
	MAILING ADDRESS: <u>PO Box 377 Union WA 98592</u>
	PHONE: [REDACTED]

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: Dan Sorley

Date: 9-9-23

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>19744 Middle Caldwell ID 83607</u>
	PARCEL #: <u>R3643900000</u> LOT SIZE/AREA: <u>34.56 ACRES</u> <u>04N04W26E01</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: <u>26</u> TOWNSHIP: <u>4 NORTH</u> RANGE: <u>4 WEST</u>
	ZONING DISTRICT: FLOODZONE (YES/NO): <u>OF THE BASE RECORDATION</u>

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input 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

DIRECTORS DECISION APPS	<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 checked="" type="checkbox"/> OTHER <u>Private Airstrip</u>		

CASE NUMBER: <u>C2023-0021</u>	DATE RECEIVED: <u>9/18/2023</u>
RECEIVED BY: <u>Ivan K.</u>	APPLICATION FEE: <u>\$950</u> <input checked="" type="radio"/> MO <input type="radio"/> CC <input type="radio"/> CASH

CONDITIONAL USE PERMIT CHECKLIST

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$950 non-refundable fee, \$600 for a modification

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

****Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.**

Exhibit A.2

July 29, 2024

To Whom It May Concern,

My name is Dan Sorley, I own 19744 Middle Road in Caldwell, Idaho. The nature of this request is to secure a conditional use permit for a private airstrip on my property to use my personal aircraft.

The purpose of the airstrip is for my personal use only, and it is not intended to serve as or support any type of commercial operation. My property is zoned agricultural and according to the land use regulation matrix, an airstrip is allowed through a conditional use permit. No additional accesses or driveways from the public road will be needed to serve this operation, nor will there be any utility changes or additions needed. There will not be any impact to the neighboring properties. Our property site is irrigated and stormwater drainage will not be affected. There is current legal access to the property and no additional access will be needed.

This project will have no effect on current or future essential services and it does align with the county's comprehensive plan. No public funding will be needed to meet the needs of this request. An airspace analysis was conducted by the FAA and they have determined that there will be no adverse affects to the safe and efficient use of the airspace, therefore existing and future traffic patterns will not be affected.

I have spoken with Lee Belt from the City of Greenleaf since the property lies within their development footprint, and he assured me there were no issues with their jurisdiction at this time.

I know of other private airstrips in the area, so this request will not change the character of the vicinity. There are no residences directly in line with my proposed airstrip.

Thank you,

Dan Sorley

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

August 29, 2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit 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 Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: September 15, 2023

Time: 6pm

Location: 19744 Middle Road, Caldwell, ID 83607

The project is summarized below:

Site Location: 19744 Middle Road

Proposal: Private airstrip on property

We look forward to the neighborhood meeting and hope you 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 yet 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 [REDACTED]
me at [REDACTED]

Sincerely,

Dan Sorley

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 507-01-15

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: 19744 MIDDLE Parcel Number: R3643900000
 City: CALDWELL State: ID ZIP Code: 83607
 Notices Mailed Date: 8-29-23 Number of Acres: 34.56 Current Zoning: AG
 Description of the Request: Discuss Bundling Private Arterial

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: DAVE SORLEY
 Company Name: _____
 Current address: 5111 UNION RIDGE LP. RD. PO BOX 377
 City: UNION State: WA ZIP Code: 98592
 Phone: _____ Fax: _____
 Email: _____

MEETING INFORMATION

DATE OF MEETING: 9-15-23 MEETING LOCATION: 19744 MIDDLE CALDWELL, ID
 MEETING START TIME: 6:00 PM MEETING END TIME: 7:00 PM
 ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Cindy Roberts	<i>Cindy Roberts</i>	19713 Pride 83607
2. Max Roberts	<i>Max Roberts</i>	19713 Pride 83607
3. <i>Christy Holmes</i>	<i>LPR</i>	19755
4. <i>Dave Hofman</i>	<i>Dave Hofman</i>	19755 LPR 83607
5. Mike & Anita Johnston	<i>Anita Johnston</i>	19735 Middle Rd 83607
6. Steve & Karen John	<i>Karen John</i>	19936 Middle Rd 83607
<i>Elwin Holmes</i>	<i>ELWIN</i>	19699 LPR 83607
8.		
9.		

10.
11.

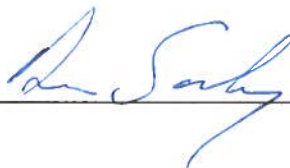
12.
13.
14.
15.
16.
17.
18.
19.
20.

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):

Dan Sorlet

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 9 / 15 / 23

LAND USE WORKSHEET

Exhibit A.3



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633

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? _____

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

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

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☒ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

PHYLLIS Canal - Pioneer Irrigation Dist.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 1 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: Private well

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Private Airstrip

2. DAYS AND HOURS OF OPERATION:

<input checked="" type="checkbox"/> Monday	<u>Down</u>	to	<u>Dusk</u>
<input checked="" type="checkbox"/> Tuesday		to	
<input checked="" type="checkbox"/> Wednesday		to	
<input checked="" type="checkbox"/> Thursday		to	
<input checked="" type="checkbox"/> Friday		to	
<input checked="" type="checkbox"/> Saturday		to	
<input checked="" type="checkbox"/> 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? NA

Is there is a loading or unloading area? NA

ANIMAL CARE RELATED USES

NA

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

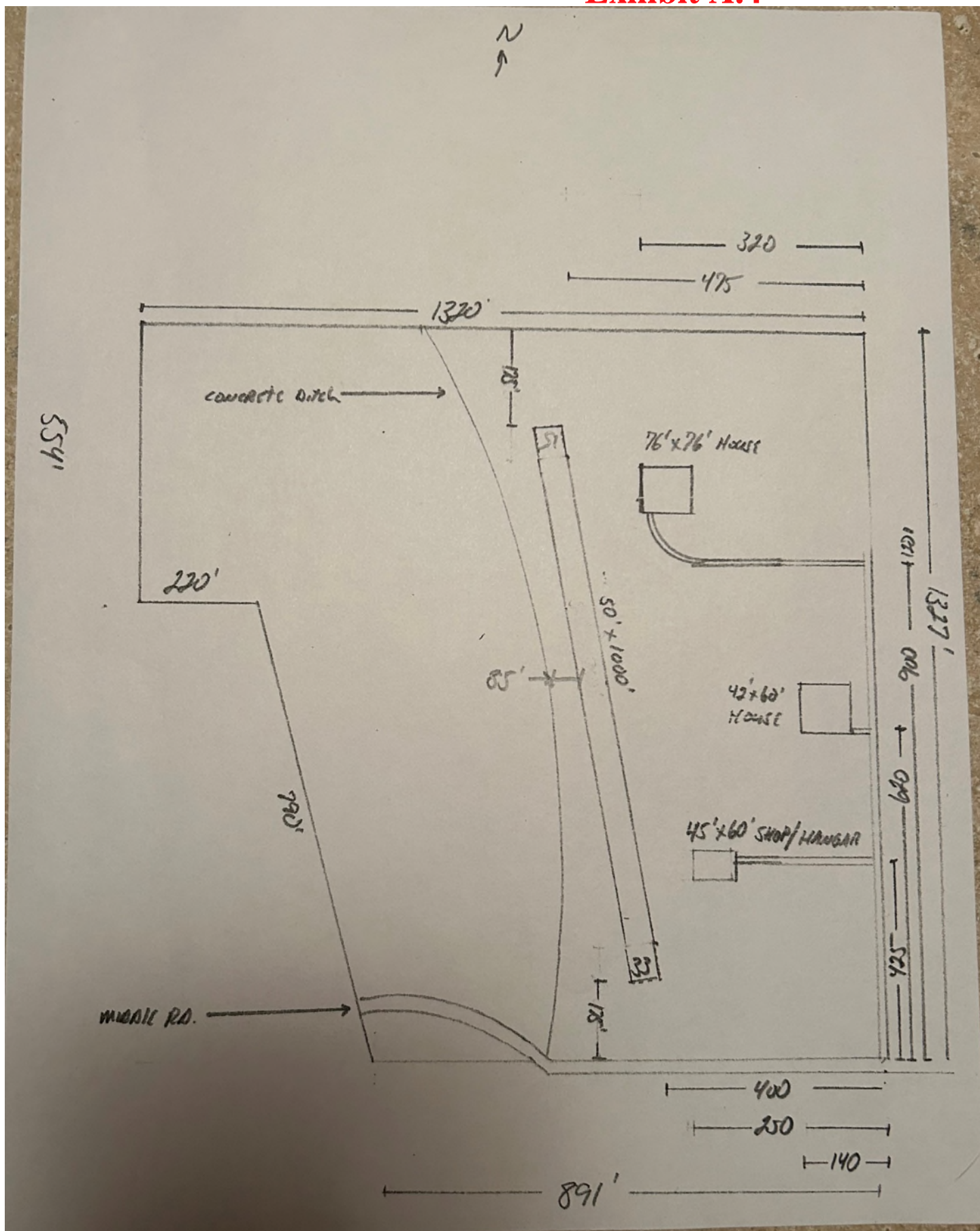
☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit A.4







Order Number: 23473666

2023-015381
RECORDED
05/16/2023 10:56 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 ADMARTINEZ \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Jane Marie Willcuts, a widowed woman as her sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Daniel C. Sorley and Lea P. Sorley, husband and wife and Eric A. O'Quinn and Jennifer N. O'Quinn, husband and wife

whose current address is 19744 Middle Rd Caldwell, ID 83607

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its 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 they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.



TitleOne
a title & escrow co.

Order Number: 23473666

Warranty Deed

For value received,

Jane Marie Willcuts, a widowed woman as her sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Daniel C. Sorley and Lea P. Sorley, husband and wife and Eric A. O'Quinn and Jennifer N. O'Quinn, husband and wife

whose current address is 19744 Middle Rd Caldwell, ID 83607

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Remainder of page intentionally left blank.

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

The Southwest quarter of the Northwest quarter of Section 26, Township 4 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho.

EXCEPTING THEREFROM:

A tract of land situated in a part of the Southwest quarter of the Northwest quarter, Section 26, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at the Southwest corner of said Southwest quarter Northwest quarter (West quarter corner), said corner monumented with a 2 inch diameter iron pipe; thence

North 89°46'38" East, a distance of 428.66 feet along the Southerly boundary of said Southwest quarter of the Northwest quarter; thence

North 15°43'38" West, a distance of 122.54 feet to a 1/2 inch diameter iron pin; thence continuing

North 15°43'38" West, a distance of 668.41 feet to a 1/2 inch diameter iron pin; thence

North 87°49'08" West, a distance of 221.03 feet to a point on the Westerly boundary of said Southwest quarter of the Northwest quarter, said point monumented with a 1/2 inch diameter iron pin; thence

South 0°29'36" East, a distance of 771.44 feet along the Westerly boundary of said Southwest quarter of the Northwest quarter to the POINT OF BEGINNING.

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 80540

Date: 9/18/2023

Date Created: 9/18/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Dan Sorley

Comments: CU2023-0021

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0021	\$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	5115	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00