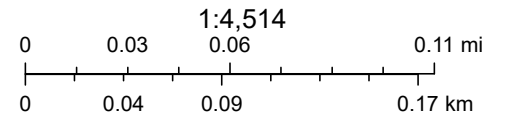


Canyon County, ID Web Map



2/5/2025, 4:22:28 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Imagery_2022
- Red: Band_1
- Green: Band_2



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



ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jason Jackman
	MAILING ADDRESS: 11583 Orchard Ave Nampa
	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>[Signature]</u> Date: <u>12-4-24</u></p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Patty Clark
	COMPANY NAME: Timberline Surveying
	MAILING ADDRESS: 216 S Kimball Ave. Ste 207, Caldwell
	PHONE: (208) 465-5087 EMAIL: pclark@timberlinesurvey.com

SITE INFO	STREET ADDRESS: 11583 Orchard Ave, Nampa	
	PARCEL NUMBER: R31482	
	PARCEL SIZE: 2.85 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG1	PROPOSED ZONING: C1 OR C2
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: AG1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	RZ2025-0001	DATE RECEIVED:	1-28-25
RECEIVED BY:	Josh Johnson	APPLICATION FEE:	\$950.00 CK MO <u>CC</u> CASH



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07
Check the applicable application type:
<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)		✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:	✓	✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)		✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓ display	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	Please Bill via email	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

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

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

Applicant/Owner:  Date 1/28/25

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
	Description of proposed use: expand on the Land Use Worksheet
	Description of the existing use.
	Expected impacts and traffic of future development.
	Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
	Conditional Rezone:
	Explanation/Description of the Concept Plan
	Proposed conditions of approval

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:** *N/A*
 Public Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** Fencing will be provided (Please show location on site plan) *if Required*
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)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial 1 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: Small Business

2. DAYS AND HOURS OF OPERATION:

- Monday 8:00 AM to 5:00 PM
 Tuesday 8:00 AM to 5:00 PM
 Wednesday 8:00 AM to 5:00 PM
 Thursday 8:00 AM to 5:00 PM
 Friday 8:00 AM to 5:00 PM
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 1 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:

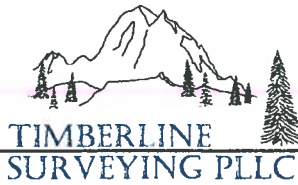
How many parking spaces? 10+

Is there is a loading or unloading area? Large lot

ANIMAL CARE-RELATED USES

- 1. MAXIMUM NUMBER OF ANIMALS:** _____
- 2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**
 Building Kennel Individual Housing Other: _____
- 3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**
 Building Enclosure Barrier/Berm Bark Collars
- 4. ANIMAL WASTE DISPOSAL**
 Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____

N/A



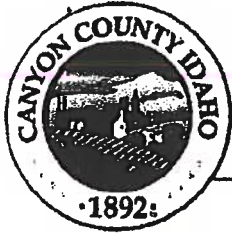
To: Canyon County Planning and Zoning
From: Timberline Surveying

This letter of intent is written to accompany the application for Rezone of parcel #R31482 in Nampa, located at 11583 Orchard Ave. The lot is currently in an AG zoning district and the owner desires to rezone to C-1 so that he can be in compliance to run his business, Double Ott, which works on ATV's, side by sides, quads, etc, replacing windshields on those small "vehicles". It is our belief that there would be no impact on traffic as the company has only one employee and fewer than 1-2 customers per day. We have spoken with the city of Nampa and believe this request is consistent with eh city's comprehensive plan.

If you have any questions, please call Patty Clark at (208) 465-5687 or email pclark@timberlinesurvey.com.

Thank you!

Patty Clark



AGENCY ACKNOWLEDGMENT

Date: 10/30/2024
Applicant: Jason Jackman
Parcel Number: R31482
Site Address: 11583 Orchard Ave.

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 11/08/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)
Nampa Fire Protection District

Fire District:

Applicant submitted/met for official review.

Date: 1/10/2025 Signed: Ron Johnson
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for official review.

Date: 1-9-25 Signed: Edward Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for official review.

Date: 11/21/2024 Signed: Dan [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

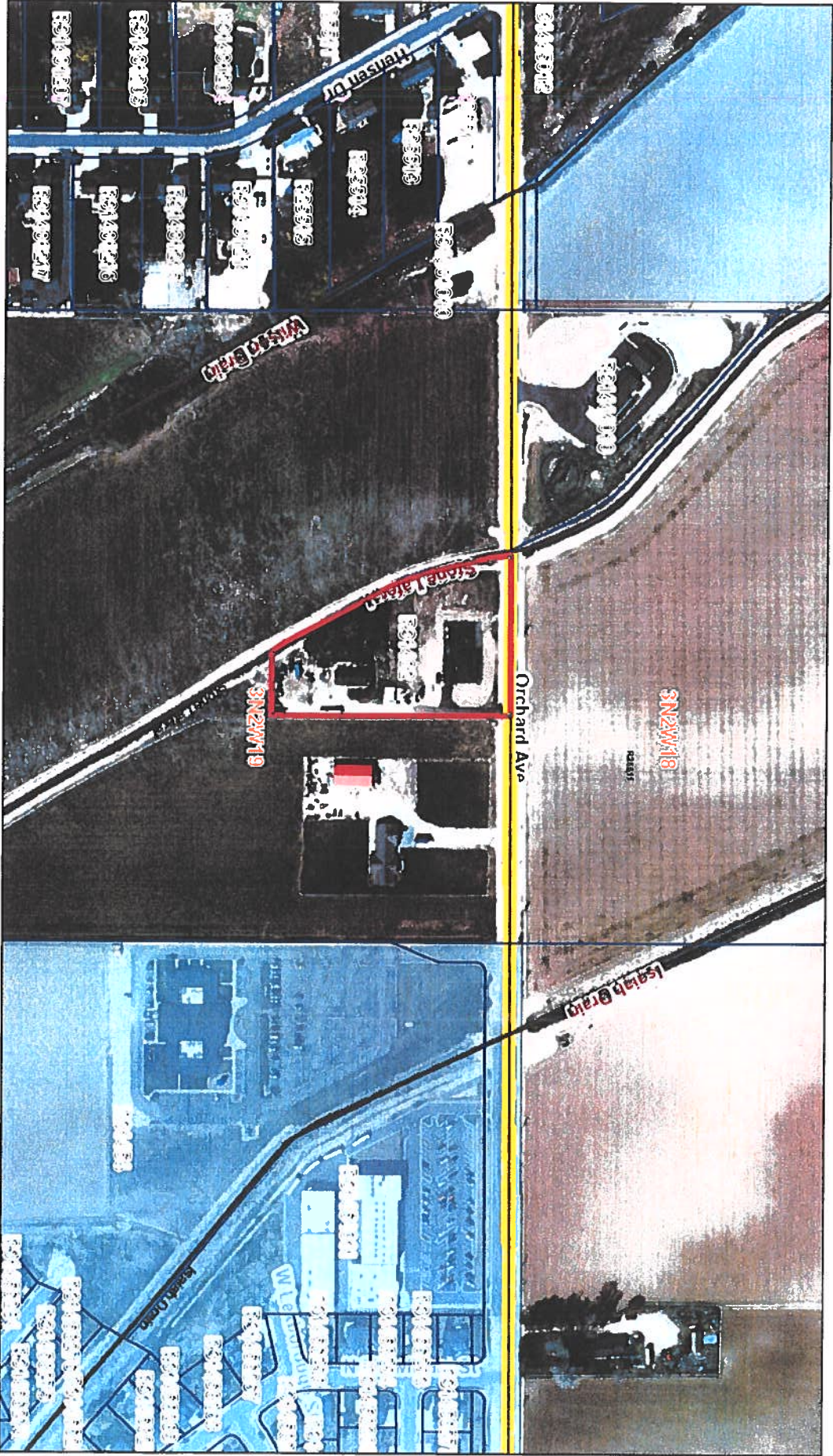
Applicant submitted/met for official review.

Date: 1/10/25 Signed: Rodney A Ashby
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



Scale: 1 inch = 100 feet



**AFFIDAVIT OF
LEGAL INTEREST**

I, Jason Jackman, 11583 Orchard Ave
(name) (address)

Nampa, _____ ID _____ 83651
(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

Patty Clark - Timberline Surveying, 316 S Kimball Ave, Ste. 207, Caldwell, ID
(name) (address)

to submit the accompanying application pertaining to the subject property.

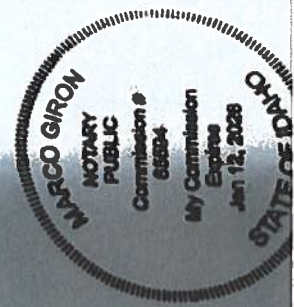
2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 30 day of January, 2025.

[Signature]
(signature)

STATE OF IDAHO)
)
COUNTY OF CANYON)

On this 5th day of Feb, in the year 2025, before me Marco V. Giron, personally known a notary public, personally appeared Susan Seaman, 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.

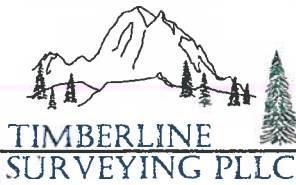


Notary: [Signature]
My Commission Expires: 1/12/28

EXHIBIT A

A portion of the Southeast Quarter of the Southwest Quarter of Section 13 and a portion of the Northeast Quarter of the Northwest Quarter of Section 24, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

BEGINNING as the Northeast corner of the said Northeast Quarter of the Northwest Quarter; thence
South 00° 08' 08" East along the East boundary of said Northeast Quarter of the Northwest Quarter a
distance of 230.50 feet (formerly South 230.5 feet per Book 147 of Deeds at Page 479); thence
North 60° 26' 42" West a distance of 307.49 feet to a found axle (formerly North 59° 54' West a distance of
305 feet per Book 147 of Deeds at Page 479); thence
North 34° 37' 04" West a distance of 155.52 feet (formerly North 33° 54' West per Book 147 of Deeds at
Page 479); thence
North 78° 56' 43" East a distance of 220.29 feet to a found 5/8 inch rebar (formerly North 78° 19' East a
distance of 221.4 feet per Instrument No. 540079); thence
South 89° 30' 24" East a distance of 139.48 feet (formerly East 140 feet per Instrument No. 540079) to a
point on the East boundary of said Southeast Quarter of the Southwest Quarter; thence
South 00° 14' 53" West along said East boundary a distance of 90.20 feet (formerly South 90.2 feet per
Instrument No. 540079) to the POINT OF BEGINNING.



Neighborhood Meeting Notice

October 16, 2024

Dear Neighbor,

We previously sent you a notice stating that we were in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). Since that notice and the neighborhood meeting was conducted, we have been notified that we were misinformed and that DSD instead will require an application to re-zone the lot from AG to C-1 or C-2, in order for the owner to continue using the property for his current business purposes. As a result, we are being required to hold another "neighborhood meeting" to 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 Re-zone is applied.

Neighborhood Meeting Information:

Date: October 30, 2024

Time: 5:00 pm

Location: 11583 Orchard Ave., Nampa, ID 83651

Property Description: 2.85-acre residential lot, zoned AG

The project is summarized below:

Site Location: 11583 Orchard Ave., Nampa, ID 83651

Proposed Access: Existing Access off Orchard Ave, no changes to be made

Total Acreage: 2.85

Proposed Lots: 1

Application to Rezone from AG to C-1 or C-2

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 questions prior to the meeting, please contact Patty Clark at Timberline Surveying. Phone: 208-465-5687, email: pclark@timberlinesurvey.com.

Sincerely,

Timberline Surveying, PLLC

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: 11583 Orchard Ave	Parcel Number: R231482
City: Nampa	State: ID ZIP Code: 83651
Notices Mailed Date: 10/16/2024	Number of Acres: 2.85 Current Zoning: AG
Description of the Request: Rezone from AG to Commercial	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Patty Clark
Company Name: Timberline Surveying
Current address: 316 S Kimball Ave., Ste. 207
City: Caldwell State: ID ZIP Code: 83605
Phone: (208) 465-5087 Cell: Fax:
Email: pclark@timberline-survey.com

MEETING INFORMATION

DATE OF MEETING: 10/30/2024	MEETING LOCATION: 11583 Orchard Ave
MEETING START TIME: 5:00 pm	MEETING END TIME: 5:30 pm

ATTENDEES:


NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. NO attendees		
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):

 - Patty R Clark

APPLICANT/REPRESENTATIVE (Signature):



DATE: 10 / 30 / 2021

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 84596

Date: 2/5/2025

Date Created: 2/5/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Jason Jackman

Comments: RZ2025-0001

Site Address: 11583 ORCHARD AVE, Nampa ID / Parcel Number: 31482000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2025-0001	\$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>
Credit Card	170502720	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00