

Canyon County, ID Web Map



6/3/2025, 4:05:16 PM



Multiple Parcel Search _Query result



CC_PrivateRoads

CanyonCountyRoads

Roads

Imagery_2025_3in



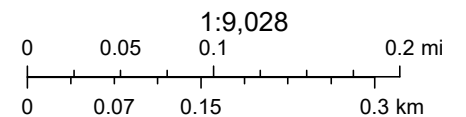
Red: Band_1



Green: Band_2



Blue: Band_3



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



ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Kevin & Kimberly Slazas</u>	
	MAILING ADDRESS: <u>7718 Elko Lane Middleton ID 83644</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
	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.	
Signature: <u>[Signature]</u> Date: <u>09/13/2024</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>7718 Elko Lane Middleton ID</u>	
	PARCEL NUMBER: <u>R33822102 0</u>	
	PARCEL SIZE: <u>8.1 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>A</u>	PROPOSED ZONING: <u>R-1</u>
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>RZ2025-0004</u>	DATE RECEIVED:
RECEIVED BY: <u>MBarron</u>	APPLICATION FEE: <u>1900⁰⁰</u> CK MO CC CASH



BY: _____
ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

- ☐ Rezone
☐ 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)		N/A
Deed or evidence of property interest to the subject property		✓
Fee: \$ 950 Rezone ✓ \$1,400 Conditional Rezone \$2,800 Text Amendment	1250 Rezone 600 Notice 50 Case Maps 1900	
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: KS Date 3/24/2025

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

Kevin Slazas

7718 Elko Lane Middleton ID 83644



Parcel 33822102 total 7.83 Acres


Lot 3 in Block 1 of Blue Heron Subdivision, according to the Plat thereof, filed in book 31 of Plats at Page 5, Records of Canyon County Idaho

LETTER OF INTENT

We propose to subdivide the western portion (approx. 2.5 acres) of our land, which is currently used for grazing livestock into (2) approx. 1.25 acre lots. These lots would be accessed off of the new Quail Creek road and using the existing ditch crossing to get north of the ditch then turning left (west) and paralleling the drainage ditch.

Traffic will increase slightly through the future neighborhood, as there will be an additional pair of single family residences.

This type of zoning and lot size is consistent with the new Solitude development which is being built on the south side of the ditch along Winter Horses and Quail Creek.


3-24-2025

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

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 25' Inst. # 2021013048

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)

Year-round ditch owned by Middleton Mill.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 2 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: Individual Wells

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE:

N/A

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 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: _____

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

Date

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

Date:

Time:

Location:

Property description:

The project is summarized below:

Site Location:

Proposed access:

Total acreage:

Proposed lots:

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

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

Sincerely,

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

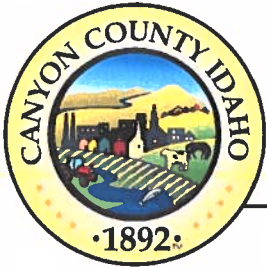
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



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)



AGENCY ACKNOWLEDGMENT

Date: 10-15-2024
Applicant: Kevin Slazek
Parcel Number: 338 22102 0
Site Address: 7218 Elko Lane Middleton ID 83644

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: 10/17/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: 10/15/24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: STAR Fire Protection Dist

Highway District:

☒ Applicant submitted/met for informal review.

Date: 10/17/24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

District: Highway Dist. 4

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 10-16-24 Signed: Allen F...
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

District: Middleton Mill / DD2

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: 10-15-24 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: Star

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: 7718 Elko Lane	Parcel Number: 338221020
City: Middleton	State: ID ZIP Code: 83614
Notices Mailed Date: 09/25/2024	Number of Acres: 8.1 Current Zoning: A
Description of the Request: Meeting to discuss a rezone and subdividing off 2 lots.	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kevin Slazas		
Company Name:		
Current address: 7718 Elko Lane		
City: Middleton	State: ID	ZIP Code: 83614
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 10/09/2024	MEETING LOCATION: 7718 Elko Lane Middleton	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Nobody attended in person		
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):

Kevin Slazas

APPLICANT/REPRESENTATIVE (Signature): K. Slazas

DATE: 10 / 10 / 2024

Slazas rezone neighbor contacts. Mailed 09-25-2024.

Karen Cruise	7639 Elko Lane Middleton ID 83644
Craig and Susan Lee	189 West Claire Street meridian ID 83646
Alex and Nelli Vitruk	23182 Kingsbury Road Middleton ID 83644
Daniel Cisler	23372 Kingsbury Road Middleton ID 83644
Joe Walker	23252 Kingsbury Road Middleton ID 83644
John and Cindie Swain	23374 Kingsbury Road Middleton ID 83644
Sherpratap Brar	23256 Kingsbury Road Middleton ID 83644
Cache and Oceanna Wood	23038 Kingsbury Road Middleton ID 83644
Chris and Cindy Dempsey	23122 Kingsbury Road Middleton ID 83644
Rene Pickett	23224 Kingsbury Road Middleton ID 83644

No neighbors showed up for the meeting.

Karen Cruise, Craig Lee, Dan Cisler & John Swain
called to say they would not be attending.

7718 Elko Ln

Image © 2021 Airbus

Imagery Date: 5/9/2023 43°42'18.68" N 116°32'57.36" W el



Image © 2024 Airbus

Access

WARRANTY DEED

FOR VALUE RECEIVED


Mark Neice and Michelle Bennett Neice, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Kevin Slazas and Kimberly Slazas, husband and wife GRANTEE(s), whose current address is: 695 North Senita Way, Eagle, ID 83616 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 10th day of July, 2020

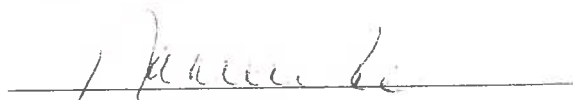

Mark Neice


Michelle Bennett Neice

State of Idaho

County Ada

On this 10 day of July, in the year of 2020, before me the undersigned Notary Public in and for said State, personally appeared **Mark Neice and Michelle Bennett Neice**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Notary Public for Idaho
Residing at: Nampa
My Commission Expires: 5/2/2025



EXHIBIT A

Lot 3 in Block 1 of Blue Heron Subdivision, according to the plat thereof, filed in Book 31, of Plats at Page 5, Records of Canyon County, Idaho.

TOGETHER WITH AND SUBJECT TO:

A 30 foot ingress-egress easement (known as Elko Lane) and utility easement as delineated on the face of the plat of Blue Heron Subdivision, recorded May 7, 2002, as Instrument No. 200220897, records of Canyon County, Idaho.

SHARED ROADWAY AND MAINTENANCE AGREEMENT

The Shared Roadway and Maintenance Agreement dated this 6th day of July, 2020 by Mark Neice and Michelle Bennett-Neice; Lynda Friesz-Martin and Brian Martin; Kevin Slazas and Kim Slazas; and Craig Lee and Susan Lee on behalf of Lee Family Trust and collectively referred to as Users.

Background of Agreement

Users are owners of adjacent properties in the city of Middleton, Canyon County, ID. Mark Neice and Michelle Bennett-Neice are the owners of the property known as Lot 5 Block 1, Blue Heron Subdivision. Lynda Friesz-Martin and Brian Martin are owners of the property known as Lot 4, Block 1, Blue Heron Subdivision. Kevin Slazas and Kim Slazas are the owners of Lot 3, Block 1, Blue Heron. Craig Lee and Susan Lee AKA: Lee Family Trust are the owners of proposed Sage Creek Subdivision (7927 & 7783 Elko Lane) that adjoins Blue Heron.

The Users own properties that abut each other and have access to Kingsbury Road, Middleton, ID. There is a common roadway known as Elko Lane that serves all three lots of Blue Heron and proposed Sage Creek (7927 & 7783 Elko Lane) for access to Kingsbury Road to access and exit referenced properties. Elko Road includes maintenance of the culvert bridge crossing Drainage District 2, #10 waterway that provides access to all or some portion of the Lots 3, 4, and 5 and the north side of the proposed Sage Creek Subdivision. The Users have determined that it is in their mutual interest to have executed and recorded an agreement for sharing the costs of maintenance and repair of the roadway. The purpose of this Agreement is to place into writing the mutual rights and obligations of the users of the jointly used driveway.

Agreement

NOW THEREFORE, in consideration of their mutual promises and intending to be legally bound, the parties agree as follows:

1. Grant of Easement. Each party grants to the other a permanent easement over and across their respective properties for the purpose in ingress and egress to their adjoining properties.
2. Sharing of Costs and Expenses. The parties shall share the expenses as follows: Mark Neice, Michelle Bennett-Neice; Lynda Friesz-Martin, and Brian Martin; Kevin Slazas and Kim Slazas; Craig Lee and Susan Lee AKA: Family Trust and his/her successors and assigns shall pay equal expense for the maintenance and repair of the roadway that is jointly used that extends from Kingsbury Road, Middleton, ID which joins east on Elko Lane, Middleton, ID and extends to lots 3, 4, 5 of Blue Heron and proposed Sage Creek Subdivision.

If the cost of repairs exceeds \$500.00, three bids are required. In the event that the portion of Elko Lane owned by Lee Family Trust is vacated, Craig Lee and Susan Lee, Lee Family Trust, and the proposed Sage Creek Subdivision ensure that access be provided through Sage Creek Lane to Kingsbury Road (see 11 on attached preliminary plat map of Sage Creek Subdivision) to

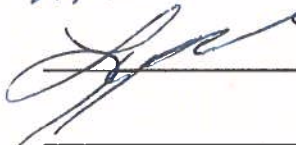
remaining portion of Elko Lane, and the cost of construction and maintenance of the new roadway through the proposed Sage Creek subdivision is the responsibility of Craig Lee and Susan Lee, Lee Family Trust, and the proposed Sage Creek subdivision. Upon completion of Sage Creek Lane through proposed Sage Creek Subdivision, owners of the Blue Heron Subdivision parcels vacate responsibility to maintain the portion of Elko Lane owned by Lee Family Trust, and or assigned and assume no responsibility for maintaining Sage Creek Lane.

Weed Abatement. Each party is responsible for controlling and eliminating weeds on a continual basis and maintaining aesthetic appearance of the roadside and creek side of Ada Drainage Ditch owned by each party.

3. Binding Effect. This Shared Driveway Agreement shall not be modified except in writing signed by the parties, their successors or assigns. This Agreement and its obligations and benefits shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and replace any previous signed road agreements.

This Agreement dated this _____ day of _____, 20_____.

 _____ Mark Neice & Michelle Bennett-Neice Lot 5, Block 1

 _____ Brian Martin & Lynda Friesz-Martin Lot 4, Block 1

_____ Kevin Slazas & Kim Slazas – Lot 3, Block 1

 _____ Craig Lee & Susan Lee AKA Lee Family Trust - Sage Creek

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: 85524

Date: 6/3/2025

Date Created: 6/3/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kevin Slazas

Comments: RZ2025-0004

Site Address: 7718 ELKO LN, Middleton ID 83644 / Parcel Number: 33822102 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 - Rezone	RZ2025-0004	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0004	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0004	\$50.00	\$0.00	\$0.00

Sub Total: \$1,900.00

Sales Tax: \$0.00

Total Charges: \$1,900.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	177079785	\$1,900.00

Total Payments: \$1,900.00

ADJUSTMENTS

Receipt Balance: \$0.00