




The Canyon County Board of Commissioners considered and adopted the following Resolution which shall be effective on the 13 day of August, 2024.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks the Board resolves as follows:

At the recommendation of the Development Services Department, the Board hereby resolves to issue a refund of \$593.75 to Steve Law, Case no. SD2022-0019. Supporting documentation from the Development Services Department is attached.

- ☒ Motion Carried Unanimously
☐ Motion Carried/Split Vote Below
☐ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: RICK HOGABOAM, CLERK


Deputy Clerk

Date: 8-13-24

Resolution No. 24-153



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue Ste. 310 • Caldwell, Idaho • 83605 • (208) 454-7458

INTERDEPARTMENT MEMORANDUM

FOR YOUR: ☐ Review ☒ Action ☐ Information

DATE: August 6, 2024

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request – Steve Law / Margaret Person

DIRECTOR SIGNATURE: *Sarah Marshall*

Background:

The applicant applied for a Preliminary Plat [Valley River View Estates] on 4/15/22 and paid fees in the amount of \$1520.00. The applicant also applied for a Comprehensive Plan Map Amendment and Rezone, both of which were denied by the Board of County Commissioners.

The applicant is requesting a refund of unused fees for the associated Preliminary Plat.

Work Completed:

Initial consult and intake was completed, a case folder made and assigned. The initial agency notification was completed on 4/25/23.

Keller and Associates completed two (2) reviews of the Preliminary Plat (1/28/23 & 2/25/23) at a cost of \$546.25.

Approximately 25% of the application fees for SD2022-0019 paid have been utilized. See attached progress chart & information:

- \$1520.00 minus 25% = \$1140.00.

The cost for Keller's reviews also need to be accounted for:

- \$1140.00 minus \$546.25 = \$593.75 is the amount eligible for refund.

Recommendation:

A refund in the amount of \$593.75 is recommended.

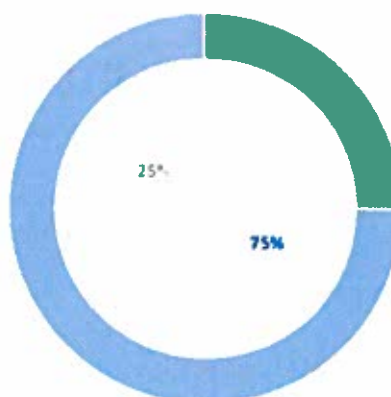
Actual		25%
Level Max	Data Series	
Level 1	25%	25%
Level 2	50%	
Level 3	75%	
Level 4	100%	
Remainder		75%

Case Notes: The applicant applied for a Preliminary Plat on 4/15/2022. Keller reviewed the plat twice at a cost of \$546.25. The subdivision was idle pending the outcome of a comprehensive plan map amendment and rezone request, which were subsequently denied. Agency notifications were completed for initial comment. Approximately 25% of the fees paid were utilized for staff time plus the Keller review fee(s).

Fees paid: \$1520.00

Refund amount \$ 593.75

SD2022-0019



Checklist

Admin Cases:

- * Consult & Intake
- * Make Folder, Assign Case
- * Research & Notice if necessary
- * Approval
- * Action letter, completion, filing

Checklist

P&Z or HE Cases:

- * Consult & Intake
- * Make Folder, Assign Case
- * Notice Agencies
- * Create maps, property owners
- * Ongoing research, & communication
- * Noticing, posting, newspaper
- * Staff Reports
- * Commissioner packets mail and email
- * Hearing prep
- * Hearing
- * Action letter
- * Completion, filing

Checklist

P&Z with BOCC Cases:

- * Consult & Intake
- * Make Folder, Assign Case
- * Notice Agencies
- * Create maps, property owners
- * Ongoing research, & communication
- * Noticing, posting, newspaper
- * Staff Reports
- * Commissioner packets mail and email
- * Hearing prep
- * Hearing
- * Action letter
- * BOCC, get hearing date
- * Ongoing research, & communication
- * Noticing, posting, newspaper
- * Staff Reports
- * Commissioner packets mail and email
- * Hearing prep
- * Hearing

Jennifer Almeida

From: Sabrina Minshall
Sent: Thursday, August 8, 2024 10:39 AM
To: Jennifer Almeida
Subject: Fwd: [External] Re: Canyon County land use applications

Let me know when we have a BOCC date.

Get Outlook for iOS

From: Steve Law <n2construction42@gmail.com>
Sent: Thursday, August 8, 2024 10:25:22 AM
To: Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov>; Steve Law <N2construction42@gmail.com>
Subject: Re: [External] Re: Canyon County land use applications

Well you better get the Process going for the Refund with all the records of costs breakdown included! Thanks

On Tue, Aug 6, 2024 at 12:47 PM Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov> wrote:

Mr. Law,

The below email from you can serve as your request for refund for the application SD2022-0019 (Preliminary Plat), since the other two applications (Comprehensive Plan (OR2022-0055) and the Rezone (CR2022-0011)) were not approved. A preliminary plat approval does require entitlement approval first.

For any refund request that is eligible, our Office Manager will first review the file and determine what percentage of the fees paid for that specific application have been used by the work completed. That detail is then prepared with a recommendation for the amount of the refund, of which I sign. Refunds over \$250 must go to the Board of County Commissioners who review the information and approve/modify/ deny the refund. Depending on the Board of County Commissioners' schedule, the processing of the refund at this step can take typically 2-4 weeks. Our standard process and timelines will be followed. Once we have approval, then the payment check request is processed through our office and the Clerk through the standard accounts payable process. You will then receive a check.

Your applications for the Comprehensive Plan Amendment and the Zoning amendment went completely through the process and a final decision was rendered. Those application amounts are not refundable. Not concurring with the outcome does not change that. The decisions on both cases were made by the review of the entire legal record and were supported by the written decision which is the Findings of Facts and Conclusion of Law.

Detail on applications and amounts for your records:

Comprehensive Plan amendment application: \$2,500 paid (application process complete- Non- Refundable)

Conditional Rezone application: \$1,235 paid (application process complete- Non- Refundable)

Preliminary Plat (subdivision): \$1,520 paid (application only partially processed then held until other application decisions-(Eligible for Partial Refund based on work completed assessment)

We will begin the processing of the eligible refund request today.



Sabrina C. Minshall, AICP

Director

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208 454 6634

Fax: 208-454-6633

Email: Sabrina.Minshall@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

From: Steve Law <n2construction42@gmail.com>

Sent: Tuesday, August 6, 2024 10:06 AM

To: Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov>; Steve Law <N2construction42@gmail.com>

Subject: [External] Re: Canyon County land use applications

Sabrina,

We are Requesting a Full Refund for Preliminary Plat Application and Comprehensive Plan Amendment and Zoning Amendment Do to Pre Meditated Decisions Made by County Commissioners aided by Planning and Zoning Planners! We Expect a Check in Full in total of \$5,255.00 10 days or less from today's date 8 6 2024!

Refund
Request

Thank You, Steve

On Tue, Jun 11, 2024 at 2:40 PM Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov> wrote:

Mr. Law,

The Board of County Commissioners asked me to follow up on your below emails.

As we spoke about on the phone last week, we are waiting for the final decision document to be signed by the Board of County Commissioners. Currently it is in legal being reviewed.

Once that document is signed, you will receive an official notice of final decision and a copy of the findings of facts and conclusion of law.

That notice letter will also outline the timelines and process for paths still available to you related to your case.

Please note, the decision made by the Board of County Commissioners on your case is not appealable.

On the phone, you and I spoke about the "request for reconsideration" you can file once you receive the official notice. This is a very specific task you will need to take which preserves your right to file any future steps through the judicial system, if you so choose to do so. Once received, there is a period of time that the Board of County Commissioners has to act, or not. If the timeline passes without action, you then have the ability under state law to file any subsequent legal action you so choose.

In addition, on the phone, we also spoke about your preliminary plat application you had filed at the same time as the comprehensive plan amendment and zoning amendment request.

You can through email, or in person in our office, request a refund for any portion of funds that were unused in processing that application.

The refund request will be processed through DSD, and sent to the Board of County Commissioners for action.

Sincerely,

Sabrina Minshall, AICP

Director, Development Services.

From: Steve Law <n2construction42@gmail.com>
Sent: Saturday, June 1, 2024 9:32 PM
To: BOCC <BOCC@canyoncounty.id.gov>; Steve Law <N2construction42@gmail.com>
Subject: [External] Re: Refl Valley River View Estates findings 5 31 2024

Attn: Brad Holton, Brad Brook, Lesley Van Beek County Commissioners.

We would like you to read the letter drafted in Reference to this Project. All We would like to build a home on this property was the plan from day one. We are hoping you will reconsider and approve the project. We are seniors and also veterans. You know the right thing to do is approve! If not, which is so wrong! The land is worthless elsewhere than the AG should be changed to wasteland and exempt from paying any further property tax! Again you all and planning and zoning stated in hearing you did not address the uniqueness of the land that should be grounds enough to reconsider and approve! Just do the Right thing!! This has been close to 20 years in the making and the costs alone meeting all the requirements like doing for the 3rd time has been astronomical don't let this be a waste of time and money!

Get back to us in a timely fashion as soon as possible!

Best Regards,

Steve Law

On Fri, May 31, 2024 at 9:49 AM Steve Law <n2construction42@gmail.com> wrote:

Attn: Brad Holton, Brad Brook, Lesley Van Beek County Commissioners.

We are wondering how you can decline our project when both you and all the Commissioners also Planning and zoning when neither one did your homework you stated you all did not do the research before the hearing meaning all parties involved failed to give a declined decision on 5 14 2024 in regards to such an unique piece of land that has no other use but to develop like we had planned. The land has no other use. the land should not even be listed as AG because one there is no water on property so farming is out of the question. We would like you to reconsider and approve the project as we have requested. Otherwise the land is useless as it sits.

Hope to get a reply very soon in regards to this matter

Best Regards,

Steve Law



Sabrina C. Minshall, AICP

Director

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6634

Fax: 208-454-6633

Email: Sabrina.Minshall@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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: 73938

Date: 8/6/2024

Date Created: 4/15/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Steve Law

Comments: OR2022-0005, CR2022-0011, & SD2022-0019 location 28753 Peckham Rd Wilder

Site Address: 28753 PECKHAM RD, Wilder ID 83676 / Parcel Number: 36963020 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 - Comprehensive Plan Amendment	OR2022-0005 <i>Refund</i>	\$2,500.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2022-0011 <i>Refund</i>	\$1,235.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0019	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0019	\$80.00	\$0.00	\$0.00

Sub Total: \$5,255.00

Sales Tax: \$0.00

Total Charges: \$5,255.00

*Plat fees
\$1520.00*

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	7056	\$5,255.00

Total Payments: \$5,255.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: kaeorae

Page 1 of 1

Canyon County Development Services
- 015

Date: 8/6/2024

CHECK SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$3,915.00
Conditional Use Permits	001-322202	\$850.00
Administrative Decisions - other than splits	001-322203	\$580.00
Plan Review Fees	001-322208	\$774.40
Subdivision Plat	001-341603	\$1,520.00
Zoning Compliance	001-341608	\$210.00
Zoning Ord Amendment - Rezone	001-341613	\$3,735.00
Total Check Sales:		\$11,584.40

CREDIT CARD SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$3,899.50
Parcel Inquiry	001-322205	\$35.00
Mechanical Permit	001-322207	\$1,035.00
Plan Review Fees	001-322208	\$585.52
Zoning Compliance	001-341608	\$210.00
Fire District Impact Fee	620-354100	\$1,225.00
Total Credit Card Sales:		\$6,990.02

Grand Total: **\$18,574.42**

If there are any adjustments shown in the list below they have already been subtracted from the totals above.

Canyon County Development Services

- 015

Dep. Date: 8/6/2024
Receipts Of: 4/15/2022

Building Permits - 001-322201

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
73923	Tuttle Construction	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00	\$200.00
73932	Reed Pitney	\$0.00	\$620.00	\$620.00	\$0.00	\$0.00	\$620.00
73926	Carl Sampson	\$0.00	\$0.00	\$0.00	\$330.00	\$0.00	\$330.00
73930	Bigham LLC	\$0.00	\$0.00	\$0.00	\$1,805.00	\$0.00	\$1,805.00
73915	Larzelier Homes	\$0.00	\$2,705.00	\$2,705.00	\$0.00	\$0.00	\$2,705.00
73929	RBL Resort	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	\$240.00
73928	Rock Placing Company	\$0.00	\$0.00	\$0.00	\$664.50	\$0.00	\$664.50
73912	Freedom Forever (April Knifong)	\$0.00	\$0.00	\$0.00	\$860.00	\$0.00	\$860.00
73920	Black Diamond Electric	\$0.00	\$390.00	\$390.00	\$0.00	\$0.00	\$390.00
Building Permits Totals:		\$0.00	\$3,915.00	\$3,915.00	\$3,899.50	\$0.00	\$7,814.50

Conditional Use Permits - 001-322202

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
73936	Maverick Towers	\$0.00	\$850.00	\$850.00	\$0.00	\$0.00	\$850.00
Conditional Use Permits Totals:		\$0.00	\$850.00	\$850.00	\$0.00	\$0.00	\$850.00

Administrative Decisions - other than splits - 001-322203

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
73937	Nicole Dellabaina	\$0.00	\$580.00	\$580.00	\$0.00	\$0.00	\$580.00
Administrative Decisions - other than splits Totals:		\$0.00	\$580.00	\$580.00	\$0.00	\$0.00	\$580.00

Parcel Inquiry - 001-322205

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
73911	Mark Palijotak	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00
Parcel Inquiry Totals:		\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00

Mechanical Permit - 001-322207

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
73917	Ultimate Heating	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00

73925	Canfield HVAC	\$0.00	\$0.00	\$0.00	\$195.00	\$0.00	\$195.00
73919	Ned Moore	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00
73924	AIRCARE LLC (Gregory Andersen)	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00
73933	Ed Staub (Rod Taylor)	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00
73921	Valley Wide Coop (Tim Beymer)	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00
73913	Juanita Castellanos	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
73934	Alley Heating and Cooling (Oleg Chervak)	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00
73935	Suburban Propane (Mark Freeman)	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00
73922	Joseph Bertwell	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00
Mechanical Permit Totals:		\$0.00	\$0.00	\$0.00	\$1,035.00	\$0.00	\$1,035.00

Plan Review Fees - 001-322208

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
73915	Larzeller Homes	\$0.00	\$252.80	\$252.80	\$0.00	\$0.00	\$252.80
73914	Larzeller Homes	\$0.00	\$180.00	\$180.00	\$0.00	\$0.00	\$180.00
73930	Bighorn LLC	\$0.00	\$0.00	\$0.00	\$288.80	\$0.00	\$288.80
73926	Carl Sampson	\$0.00	\$0.00	\$0.00	\$52.80	\$0.00	\$52.80
73912	Freedom Forever (April Knifong)	\$0.00	\$0.00	\$0.00	\$137.60	\$0.00	\$137.60
73928	Rock Placing Company	\$0.00	\$0.00	\$0.00	\$106.32	\$0.00	\$106.32
73918	Kareen Lane	\$0.00	\$180.00	\$180.00	\$0.00	\$0.00	\$180.00
73920	Black Diamond Electric	\$0.00	\$62.40	\$62.40	\$0.00	\$0.00	\$62.40
73932	Reed Pitney	\$0.00	\$99.20	\$99.20	\$0.00	\$0.00	\$99.20
Plan Review Fees Totals:		\$0.00	\$774.40	\$774.40	\$585.52	\$0.00	\$1,359.92

Subdivision Plat - 001-341603

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
73938	Steve Law	\$0.00	\$1,520.00	\$1,520.00	\$0.00	\$0.00	\$1,520.00
Subdivision Plat Totals:		\$0.00	\$1,520.00	\$1,520.00	\$0.00	\$0.00	\$1,520.00

Zoning Compliance - 001-341608

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
73929	REBL Resort	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00
73916	ZZ Construction (Zachary Zollinger)	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00

73914	Larzeller Homes	\$0.00	\$70.00	\$70.00	\$0.00	\$0.00	\$70.00
73923	Tuttle Construction	\$0.00	\$70.00	\$70.00	\$0.00	\$0.00	\$70.00
73927	Elordi Homes	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00
73918	Kareen Lane	\$0.00	\$70.00	\$70.00	\$0.00	\$0.00	\$70.00
Zoning Compliance Totals:		\$0.00	\$210.00	\$210.00	\$210.00	\$0.00	\$420.00

Zoning Ord Amendment - Rezone - 001-341613

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
73938	Steve Law	\$0.00	\$3,735.00	\$3,735.00	\$0.00	\$0.00	\$3,735.00
Zoning Ord Amendment - Rezone Totals:		\$0.00	\$3,735.00	\$3,735.00	\$0.00	\$0.00	\$3,735.00

Fire District Impact Fee - 620-354100

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
73930	Bighorn LLC	\$0.00	\$0.00	\$0.00	\$560.00	\$0.00	\$560.00
73931	Dessa Freeman	\$0.00	\$0.00	\$0.00	\$665.00	\$0.00	\$665.00
Fire District Impact Fee Totals:		\$0.00	\$0.00	\$0.00	\$1,225.00	\$0.00	\$1,225.00
Grand Totals:		\$0.00	\$11,584.40	\$11,584.40	\$6,990.02	\$0.00	\$18,574.42

If there are any adjustments shown in the list below they have already been subtracted from the totals above.



Project No.	213060-269
Invoice No.	0230220

Project Manager: _____

Professional Personnel

Billings to Date

	Current	Prior	Total
Labor	315 00	0 00	315 00
Totals	315.00	0.00	315.00

Project	213060-269	Canyon Co - Valley River View Estates	Invoice	0230220
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Billing Backup

Keller Associates, Inc.

Invoice 0230220 Dated 1/28/2023

Wednesday February 8, 2023

4 39 31 PM

Project	213060-269	Canyon County - Valley River View Estates
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Professional Personnel

			Hours	Rate	Amount	
00300	Hickman, Mike	9/7/2022	1.00	105 00	105 00	
	Valley River View Estates - PP Review					
00300	Hickman, Mike	9/14/2022	2 00	105 00	210 00	
	Valley River View Estates - PP Review					
	Totals		3.00		315 00	
	Total Labor					315.00

Total this Project **\$315.00**

Total this Report **\$315.00**

Keller Associates accepts ACH payments. Transit/Routing No 021052053 Account No. 72589770
Remittance Advice should be emailed to: bballantyne@kellerassociates.com

**KELLER
ASSOCIATES**100 East Power Street, Suite 110
Meridian, ID 83642

(208) 285-1592

Canyon County Development Services
Attn: Sabrina Minshall
E-Mail: jennifer.almelida@canyoncounty.id.gov

February 25, 2023

Project No 213060-269
Invoice No 0230472

Project 213080-269 Canyon County - Valley River View Estates

Project Manager:

Professional Services from January 29, 2023 to February 25, 2023

Professional Personnel:

	Hours	Rate	Amount
deVroede, Melanie	25	75.00	18.75
Greene, Kiah	50	80.00	40.00
Hickman, Mike	1.50	115.00	172.50
Totals	2.25		231.25
Total Labor			231.25
Total this Invoice			<u><u>\$231.25</u></u>

Outstanding Invoices

Number	Date	Balance
0230220	1/28/2023	315.00
0230221	1/28/2023	80.00
		395.00

Billings to Date

	Current	Prior	Total
Labor	231.25	395.00	626.25
Totals	231.25	395.00	626.25

Keller Associates accepts ACH payments. Transit/Routing No 021052053 Account No. 72589770
Remittance Advice should be emailed to bballantyne@kellerassociates.com

GROWING POSSIBILITIES

Project 213060-269 Canyon Co - Valley River View Estates Invoice 0230472

Billing Backup

Keller Associates, Inc.

Invoice 0230472 Dated 2/25/2023

Tuesday, March 7, 2023

2 04 33 PM

Project 213060-269 Canyon County - Valley River View Estates

Professional Personnel

			Hours	Rate	Amount
00304	deVroede, Melanie	2/10/2023	.25	75 00	18 75
	Project administration				
00265	Greene, Kiah	2/8/2023	.50	80 00	40 00
	Project administration				
00300	Hickman, Mike	2/2/2023	1.50	115.00	172 50
	PP Review				
	Totals		2.25		231 25
	Total Labor				231.25

Total this Project \$231.25

Total this Report \$231.25

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

Phone: 208 454 7458



CASE NAME: PERSON / VALLEY RIVER VIEW ESTATES

CASE NO: OR2022-0005 / CR2022-0011 / SD2022-0019

HEARING BODY: TBD

I, Bonnie Puleo, as the representative of Canyon County Development Services, hereby certify that on this 25th day of April 2023, I mailed by regular first-class mail, or emailed, a true and correct copy of the notice attached hereto as Exhibit A to those referenced in Exhibit B in accordance with the requirements of the Canyon County Zoning Ordinance § 07-05-01.

- ☒ Agencies – Initial Notice for Comment
- ☐ JEPA / (City Name)
- ☐ Agencies – 41 Day Notice of Hearing Date
- ☐ Full Political
- ☐ Property Owners

Signed: _____

(Signature of DSD staff who mailed/e-mailed notice)

Date Completed: _____

April 25, 2023

Bonnie Puleo

From: Bonnie Puleo
Sent: Tuesday, April 25, 2023 9:40 AM
To: 'jdillon@wilderschools.org'; 'mitch.kiester@phd3.idaho.gov'; 'Kent, Lori - NRCS - CD, Caldwell, ID'; Wilder Fire District; 'Bob Watkins'; 'JESSICA.MANSELL@INTGAS.COM'; 'MONICA.TAYLOR@INTGAS.COM'; Idaho Power; Megan Kelly; Boise Project Board of Control; GAshley; 'd3development services@itd.idaho.gov'; Niki Benyakhlef; Brian Crawford; 'mstowell@ccparamedics.com'
Subject: Agency Notice Person - Valley River View Estates / OR2022-0005 - CR2022-0011 - SD2022-0019
Attachments: Person OR2022-0005 CR2022-0011 SD2022-0019.pdf

Good morning;

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 24, 2023**, although as of this point, no hearing date has been set. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner Samantha Hammond at Samantha.hammond@canyoncounty.id.gov

Thank you,



Bonnie Puleo
Hearing Specialist
Canyon County Development Services
111 No 11th Ave Suite 310
Caldwell, ID 83605
bonnie.puleo@canyoncounty.id.gov
(208) 454-6631 *direct*
NEW public office hours effective January 3, 2023
Monday, Tuesday, Thursday and Friday
8 am – 5 pm
Wednesday
1 pm – 5 pm
****We will not be closed during lunch hour****

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 310, Caldwell, ID 83605 | Office: 208-454-7458

www.canyoncounty.id.gov/elected_officials/commissioners/dsd

AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.: OR2022-0005, CR2022-0011, SD2022-0019 Transmission Date: 4/25/2023
Address: 28753 Peckham Rd. Wilder, ID Hearing Body: td
Applicant: Steve Law Property Owner: Margaret Person

RESPONSE DEADLINE: May 24, 2023.

Your agency is hereby notified that Canyon County Development Services has accepted an application:

Case No. OR2022-0005, CR2022-0011, SD2022-0019 Person, being represented by Steve Law is requesting a Comprehensive Plan Map Amendment, Conditional Rezone, and Preliminary Plat of approximately 10.66 acres from an "A" (Agricultural) zone to an "R-1" (Single-Family Residential) zone for a 7-lot subdivision. The subject property, R36963020 is located at 28753 Peckham Rd, Wilder, in the NW ¼ of Section 20, T4N, R5W, BM, Canyon County, Idaho.

The property is not located within a Floodplain and/or Floodway.

Flood Hazard Zone: ☒ X

Your agency response is critical to the evaluation of this proposal. A copy of the letter of intent and other applicable documents are enclosed for your review. The application packet can also be found on the County website under "Land Hearings". To provide comments, please respond by **May 24, 2023**. *Comments received by the due date will be added to the Staff Report and to the hearing body's packet. Your agency's comments are an important part of our decision-making process.* Contact the planner of record, Samantha Hammond at Samantha.hammond@canyoncounty.id.gov with any questions, or concerns or if you need additional information.

Please reference Case No. listed above in responses and/or correspondence regarding this case. You may respond in the following formats:

- Mail: 111 North 11th Ave., Ste. 310, Caldwell, ID 83605
- Email: Samantha.hammond@canyoncounty.id.gov

At a minimum, please address the following questions specific to your agency listed below and any additional concerns regarding the requested use. Information submitted will be a part of the record as evidence for the Findings of this case:

SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ Will a Nutrient Pathogen Study be required?
- ✓ Will adequate sanitary systems be provided to accommodate the use?

HIGHWAY DISTRICTS/ITD

- ✓ Does legal access to the property exist for the requested use?
- ✓ Will there be any undue interference with existing or future traffic patterns created by the requested use?

Agency Notification for a Public Hearing
Canyon County Development Services Department



IRRIGATION DISTRICTS

- ✓ Will adequate irrigation be provided to accommodate said use?
- ✓ Will any of the services provided by the irrigation district be negatively impacted by the requested use or require additional public funding to meet the needs created by the requested use?

IDAHO DEPARTMENT OF WATER RESOURCES

- ✓ Will adequate water be provided to accommodate requested use?

SCHOOL FACILITIES

- ✓ Will essential services be provided to accommodate the requested use?
- ✓ Will any school services be negatively impacted by the requested use or require additional public funding in order to meet the needs created by the requested use? (For example, what is the school's existing capacity and will it meet the demand of any additional growth created from the requested use?)

POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

- ✓ Will essential services be provided to accommodate requested use?
- ✓ Will services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
- ✓ What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?

DEPARTMENT OF ENVIRONMENTAL QUALITY

Air Quality

- ✓ Will the use have a negative impact on air quality?

Waste Water & Drinking Water

- ✓ Will essential services accommodate said use?

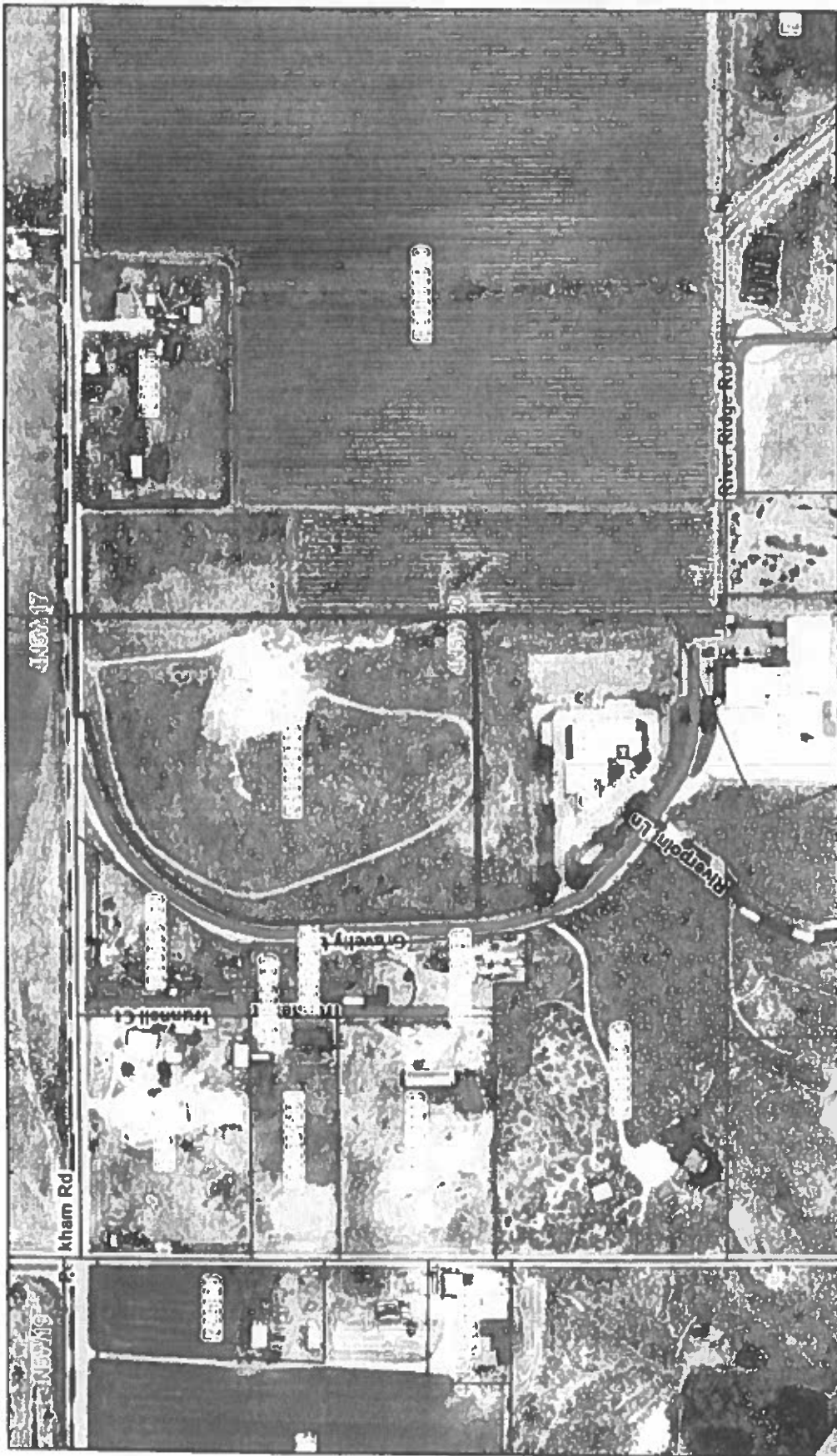
Surface Water

- ✓ Will the use impact any nearby surface water sources?

Hazardous Water & Ground Water Contamination

- ✓ Will the use negatively impact ground water?
- ✓ Is there a hazardous waste concern?

Idaho Code 37-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provided services within the planning jurisdiction at least fifteen (15) days prior to the public hearing.



We are requesting a Preliminary Plat in an A agricultural Zone. We are planning a rural development that will feature acre lots. Our development contains approximately ± 10.66 acres. We are planning 7 residential lots and 1 common lot that will contain the private access road to the development. The 7 buildable lots planned to be located on the subject parcel will be contained in the 10.66 acres yielding 1.52 buildable lots acres per lot, or 0.636 lots per acre. When considering the common lot that will contain the private road way that provides access to the development as well as the 7 buildable lots. The gross area of the subdivision yields 1.33 acres per lot, or 0.75 lots per acre. We are requesting a R-1 zoning. We believe this is the best use of the land as it is hilly and has no water rights.

We are planning to bring underground power and telephone service to our site and are planning paved rural roadway sections that meet the highway district section requirements. We are planning a hammer head turnaround. The roadway will not contain curb and gutter in accordance with the Highway District rural road standards. The road will be private and be operated and maintained by the home owners association. We are not planning street lights, there are no streetlights in the area. The current parcel does not have irrigation water rights so there will be no surface irrigation water available. We are working with South West District Health Department to provide private wells and septic systems for each lot. We are planning on building the project in a single phase. See Pre-Plat for details.

We are looking forward to working with Canyon County Staff on this project and thank the County for their help with this process.

Steve Law.

LAND USE WORKSHEET

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)

N/A

SCANNED

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 7 ☐ Commercial _____ ☐ Industrial _____
☒ Common 1 ☐ 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: _____

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? _____

SCANNED

REVISED 12/7/20

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: _____

SCANNED

Revised 12/2/20



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 N. 11TH Ave. Ste 310 • Caldwell, Idaho 83605
Phone (208) 454 7458 • ZoningInfo@canyoncounty.id.gov

LEGAL NOTICE TRANSMITTAL

Case #: OR2022 005/CR2022 0011/SD2022 0019 Transmittal Date: _____ Planner: Samantha Hammond

Applicant: Margaret Person Applicant's Representative: Steve Law

☐ P&Z ☐ Hearing Examiner ☐ BOCC

JEPA: _____ ☒ FULL POLITICAL

City <input type="checkbox"/> Caldwell <input type="checkbox"/> Greenleaf <input type="checkbox"/> Homedale <input type="checkbox"/> Marsing <input type="checkbox"/> Melba <input type="checkbox"/> Middleton <input type="checkbox"/> Nampa <input type="checkbox"/> Notus <input type="checkbox"/> Parma <input type="checkbox"/> Star <input type="checkbox"/> Wilder School District <input type="checkbox"/> Caldwell <input type="checkbox"/> CWI <input type="checkbox"/> Homedale <input type="checkbox"/> Kuna <input type="checkbox"/> Liberty Charter <input type="checkbox"/> Marsing <input type="checkbox"/> Melba <input type="checkbox"/> Meridian/West Ada <input type="checkbox"/> Middleton <input type="checkbox"/> Nampa <input type="checkbox"/> Notus <input type="checkbox"/> Parma <input type="checkbox"/> Vallivue <input checked="" type="checkbox"/> Wilder <input checked="" type="checkbox"/> Southwest District Health	Fire District <input type="checkbox"/> Caldwell <input type="checkbox"/> Homedale <input type="checkbox"/> Kuna <input type="checkbox"/> Marsing <input type="checkbox"/> Melba <input type="checkbox"/> Middleton <input type="checkbox"/> Nampa Rural Fire/ Nampa Fire Dept <input type="checkbox"/> Parma <input type="checkbox"/> Star <input type="checkbox"/> Upper Deer Flat <input checked="" type="checkbox"/> Wilder Highway District <input type="checkbox"/> Canyon <input checked="" type="checkbox"/> Golden Gate <input type="checkbox"/> Nampa <input type="checkbox"/> Notus-Parma Library District <input type="checkbox"/> Kuna <input type="checkbox"/> Lizard Butte <input type="checkbox"/> Wilder Utilities <input type="checkbox"/> Centurylink <input checked="" type="checkbox"/> Intermountain Gas <input checked="" type="checkbox"/> Idaho Power <input type="checkbox"/> Ziply	Irrigation, Drain & Flood Districts <input type="checkbox"/> Black Canyon Irrigation Dist. <input type="checkbox"/> Boise-Kuna Irrigation Dist. <input checked="" type="checkbox"/> Boise Project Board of Control <input type="checkbox"/> Caldwell Water & Sewer <input type="checkbox"/> Canyon County Water Co. <input type="checkbox"/> Canyon Hill Irrigation District <input type="checkbox"/> Eureka Irrigation District <input type="checkbox"/> Farmer Cooperative Ditch Co. <input type="checkbox"/> Farmers Union Ditch Co. <input type="checkbox"/> Franklin Ditch Co. <input type="checkbox"/> Lower Center Point <input type="checkbox"/> Mason Creek Ditch Co. <input type="checkbox"/> Middleton Mill Ditch/Irrigation <input type="checkbox"/> Nampa - Meridian <input type="checkbox"/> New York <input type="checkbox"/> Newman Ditch <input type="checkbox"/> Pioneer <input type="checkbox"/> Pioneer Dixie Ditch <input type="checkbox"/> Poor Boy Ditch <input type="checkbox"/> Riverside Irrigation District <input type="checkbox"/> Riverside Ditch <input type="checkbox"/> Wilder Irrigation <input type="checkbox"/> Settlers Irrigation <input type="checkbox"/> Siebenberg Co-op Ditch <input type="checkbox"/> Star Sewer & Water <input type="checkbox"/> Drainage Ditch 2 <input type="checkbox"/> Drainage Ditch 3 <input type="checkbox"/> Drainage Ditch 4 <input type="checkbox"/> Drainage Ditch 6 <input type="checkbox"/> Flood District 10 <input type="checkbox"/> Flood District 11	Transportation <input type="checkbox"/> ACHD <input type="checkbox"/> Brown Bus Company <input type="checkbox"/> Caldwell Transportation <input type="checkbox"/> COMPASS <input checked="" type="checkbox"/> Idaho Transportation Dept <input type="checkbox"/> Valley Regional Transit Emergency Services <input checked="" type="checkbox"/> Canyon County Sheriff <input checked="" type="checkbox"/> CC Paramedics / EMT <input type="checkbox"/> Homedale City Ambulance <input type="checkbox"/> Marsing Ambulance <input type="checkbox"/> Melba Quick Response <input type="checkbox"/> Nampa Police Department Other <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Deer Flat Natl Wildlife Refuge <input type="checkbox"/> Farm Service Agency <input type="checkbox"/> Greater Middleton Area Rec <input type="checkbox"/> Idaho Ag Aviation Assn <input type="checkbox"/> Melba Gopher District <input type="checkbox"/> Mosquito Abatement <input type="checkbox"/> Natural Resource Conservation Dist <input type="checkbox"/> Ten-Davis Recreation <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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Canyon County
☐ CC Animal Control
☐ CC Assessor's Office
☐ CC Elections
☐ CC Farm Bureau
☐ CC Historical Society
☐ CC Parks & Recreation
☐ CC Weed & Gopher Control
☒ CC Soil Conservation District
☐ CC DSD Engineering
☐ CC DSD Floodplain Manager

Canyon County
☐ CC DSD Building Dept.
☐ CC DSD Code Enforcement

Government
☐ Bureau of Land Management
☐ Bureau of Reclamation
☐ Dept of Environmental Quality
☐ Dept of Lands/SW Area Mgr.
☐ Environmental Protection Agency
☐ Federal Aviation Administration

Government
☐ FEMA
☐ ID Dept of Water Resources/floodplain
☐ ID Dept of Water Resources/water rights
☐ Idaho Fish & Game
☐ Idaho State Dept of Agriculture
☐ US Department of Agriculture

