

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: <i>Judith A. Gross Trust / C. Douglas Gross</i>
	MAILING ADDRESS: <i>PO Box 241 Wilder, ID 83676</i>
	PHONE: <i>208.482-7206</i> EMAIL: <i>dougross@frontiernet.net</i>

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: *C. Douglas Gross Trustee* Date: *9-14-2022*

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <i>David Ferdinand</i>
	COMPANY NAME: <i>Syme Commercial</i>
	MAILING ADDRESS: <i>206 S 9th Ave Caldwell, ID 83605</i>
	PHONE: <i>208-899-9232</i> EMAIL: <i>dferdinandi@gmail.com</i>

SITE INFO	STREET ADDRESS: <i>TBD Reckham Rd and TBD Allendale Rd</i>	
	PARCEL #: <i>R36143 + R36155</i>	LOT SIZE/AREA: <i>73.29 & 72.19</i>
	LOT: _____	BLOCK: _____
	SUBDIVISION: _____	
	QUARTER: <i>NE/NW</i>	SECTION: <i>19</i> TOWNSHIP: <i>4N</i> RANGE: <i>4W</i>
ZONING DISTRICT: _____		FLOODZONE (YES/NO): _____

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" 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
	OTHER _____		

CASE NUMBER: <i>CR2022-0029</i>	DATE RECEIVED: <i>9/29/2022</i>
RECEIVED BY: <i>Sym H</i>	APPLICATION FEE: <i>\$1,400.00</i> (CK) MO CC CASH

SCANNED

Letter of Intent for Judith A. Gross Trust Property

The intention of this application is to conditionally rezone parcel R36143 and parcel R36155. The Peckham Road property is 73.290 acres and is currently zoned M-1 and AG. The project is summarized below as property 1:

The location of this site is on the North side of Simplot Blvd and runs North bounding Peckham Road. This property also includes a Boise Valley Railroad easement.

The proposed access will have the option for an entrance on Simplot Blvd. and/or Peckham Rd, which will be a private road. The total acreage is approximately 73.29 Acres. The developer is proposing a Conditional Rezone from M-1/AG to M-1 for the entire property with the purpose of making the property available for light industrial use.

The request is for a Conditional Rezone the remaining portion of the 73.29 acres to M-1/Light Industrial which will make the property consistent with light industrial property and develop industry compatible land with the Simplot Blvd. and Peckham Road Comprehensive Plan designation.

The Neighborhood Meeting was conducted on Monday, August 1, 2022, at the Greenleaf Community Center at 21513 Main Street in Greenleaf. Four (4) neighbors either owning property near the subject property or living as neighbors to the Judith A. Gross Trust property.

A second property is also a part of this application and contiguous to the 0 Peckham Road property, property 2 is known as 0 Allendale Rd which is a 72.19 Acre Parcel R36155. The site for the second property is located on the North side of Simplot Blvd. with a proposed access entrance on Simplot Blvd., which will be a private road.

The developer is proposing a Conditional Rezone from AG to M-1 for the purpose of making the property available for light industrial use and to provide consistent zoning for expansion of the light industrial property as designated in the Canyon County 2020 Comprehensive plan.

The properties are currently being farmed, flat, no fencing, irrigation structuring, concrete ditches, and pivot systems in place. The plan is to development the property as light industrial and market the parcels for the development of agricultural processing or compatible light industrial business. The property would be continued to be under agricultural production until such time as an appropriate light industrial project would develop the property.

The proximity to the neighboring commercial farm uses, trailer manufacturing, and the processing plants for agricultural purposes would not affect other uses along the Highway 19/Simplot road or Peckham road and Boise Valley Railroad corridor.

David Ferdinand at 208-899-9232, dferdinandii@gmail.com,

We believe this zoning would conform to the area well as the current comprehensive plan shows Light Industrial.

David Ferdinand at PO Box 914 Nampa, ID 83653 or call David Ferdinand at (208) 899-9232 on behalf of Doug Gross Trustee for the properties.

Sincerely,

David Ferdinand

David Ferdinand Consulting and Real Estate Services
Syme Commercial Real Estate – Patti Syme – David Ferdinand
PO Box 914 Nampa, ID 83653 www.davidferdinand.com

Michelle Barron

From: David Ferdinand <dferdinandii@gmail.com>
Sent: Thursday, December 29, 2022 10:40 PM
To: Michelle Barron
Cc: David Ferdinand; douggross; Patti Syme
Subject: [External] Re: CR2022-0029 Judith A Gross Trust

Michelle: It is great to hear from you and we are grateful for the opportunity to share our vision for the properties in our Conditional Rezone application. The applicant's vision for the light industrial area includes Warehousing, Wholesaling and Distribution facilities, Logistics, Trucking, Moving and Storage, Landscaping, Nursery, Nursery Retail, Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses.

Therefore, they would like to limit the following allowed in the M-1 Zoning Classification:

Animal cremation service

Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm¹

Animal facility (small) on 5 acres or more¹

Animal facility (small) on less than 5 acres

Animal hospital

Arena (commercial)

Batch plants

Impound yard²

Kennel

Mineral extraction (long term)

Mineral extraction (short term)³

Mortuaries, cremation, and funeral home

Rehabilitation of manufactured/mobile homes²

Sale of salvage goods²

I will stop by your office to meet you, answer any questions, and provide further insights into this project.

Thank you,

David

DAVID FERDINAND

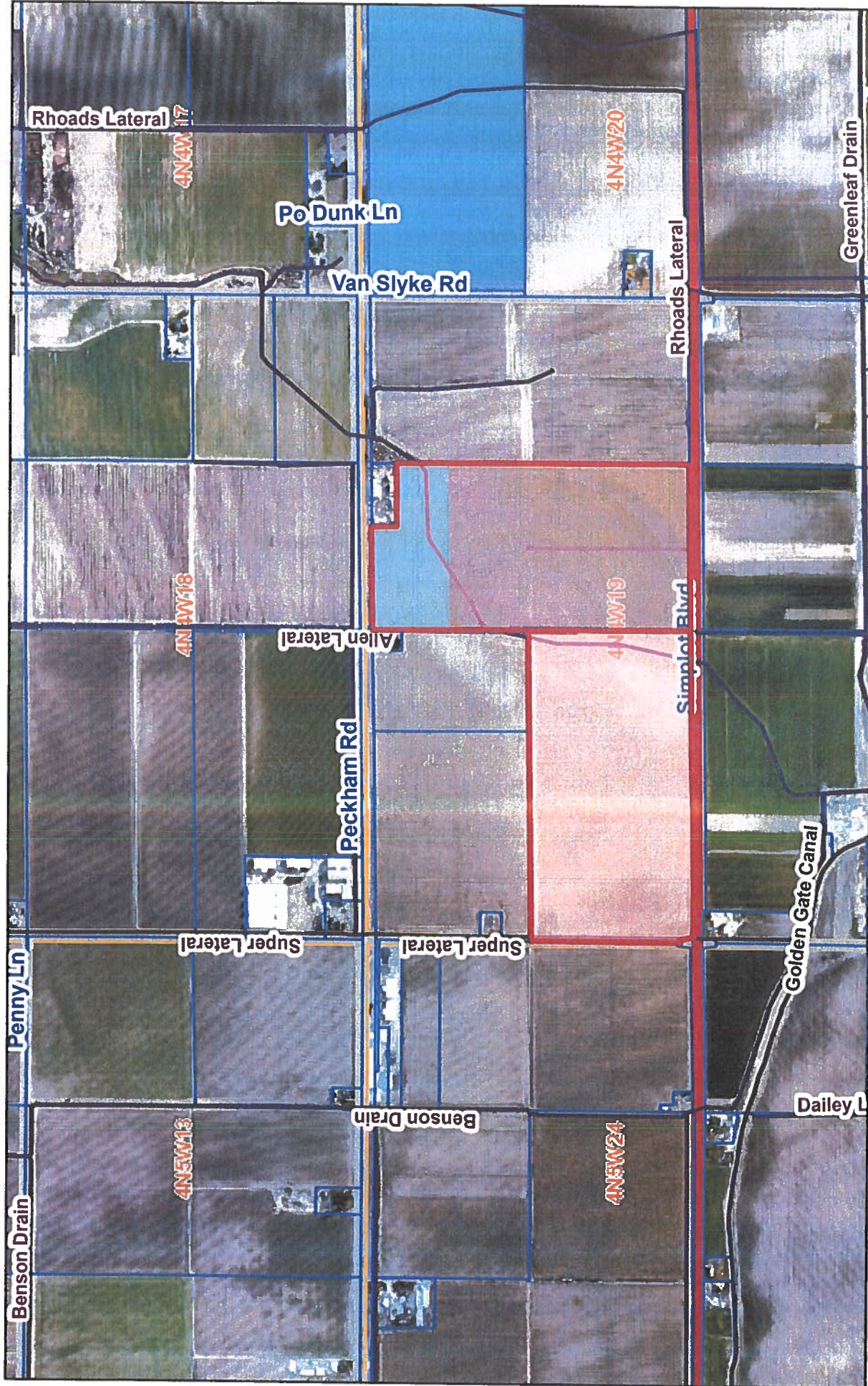
COMMERCIAL REAL ESTATE SERVICES

SYME COMMERCIAL

208-899-9232

Sales - Leasing - Development

Canyon County, ID Web Map



2/15/2023, 3:30:16 PM

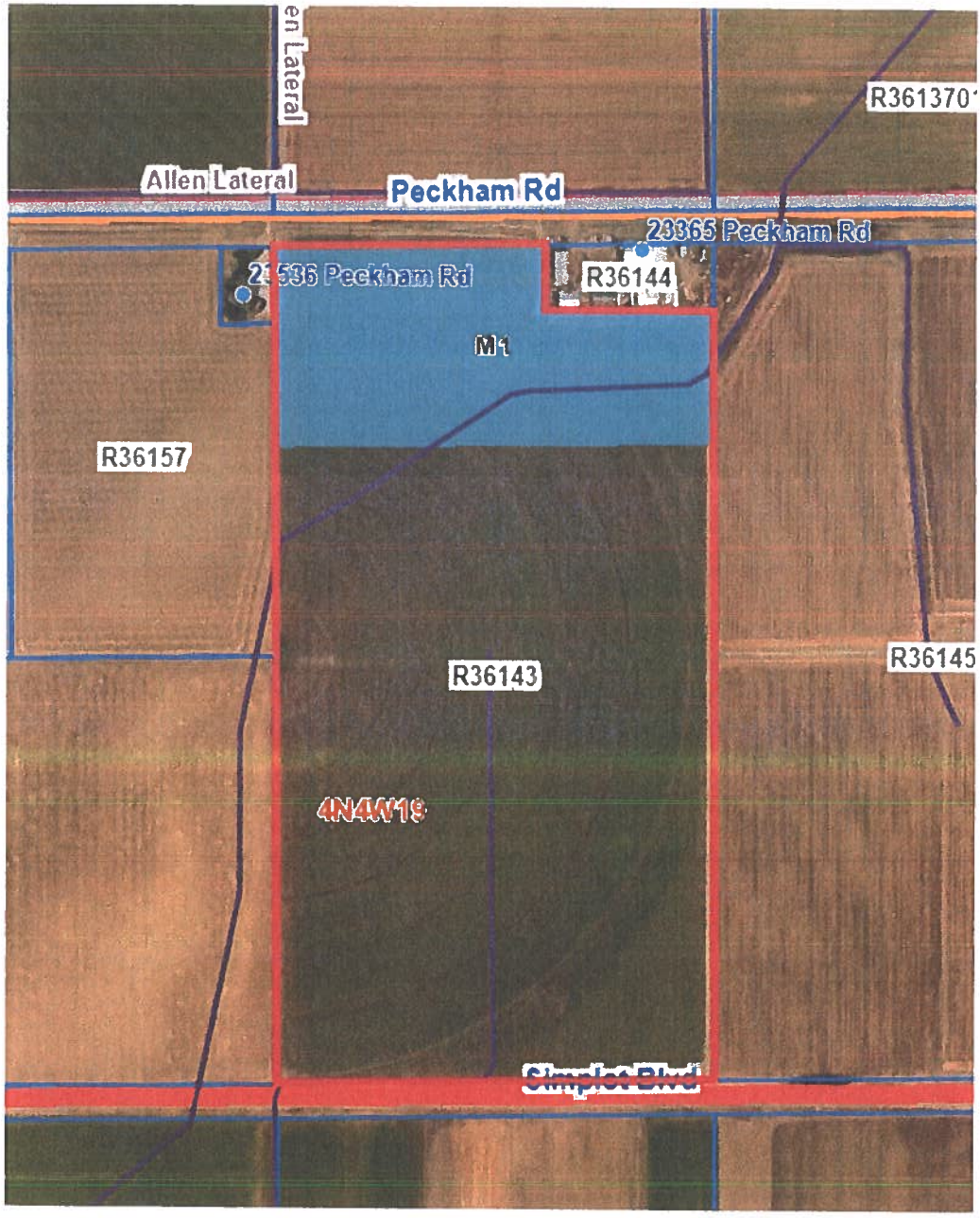
- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- Roads
- Current Zoning
- M1 (LIGHT INDUSTRIAL)
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2

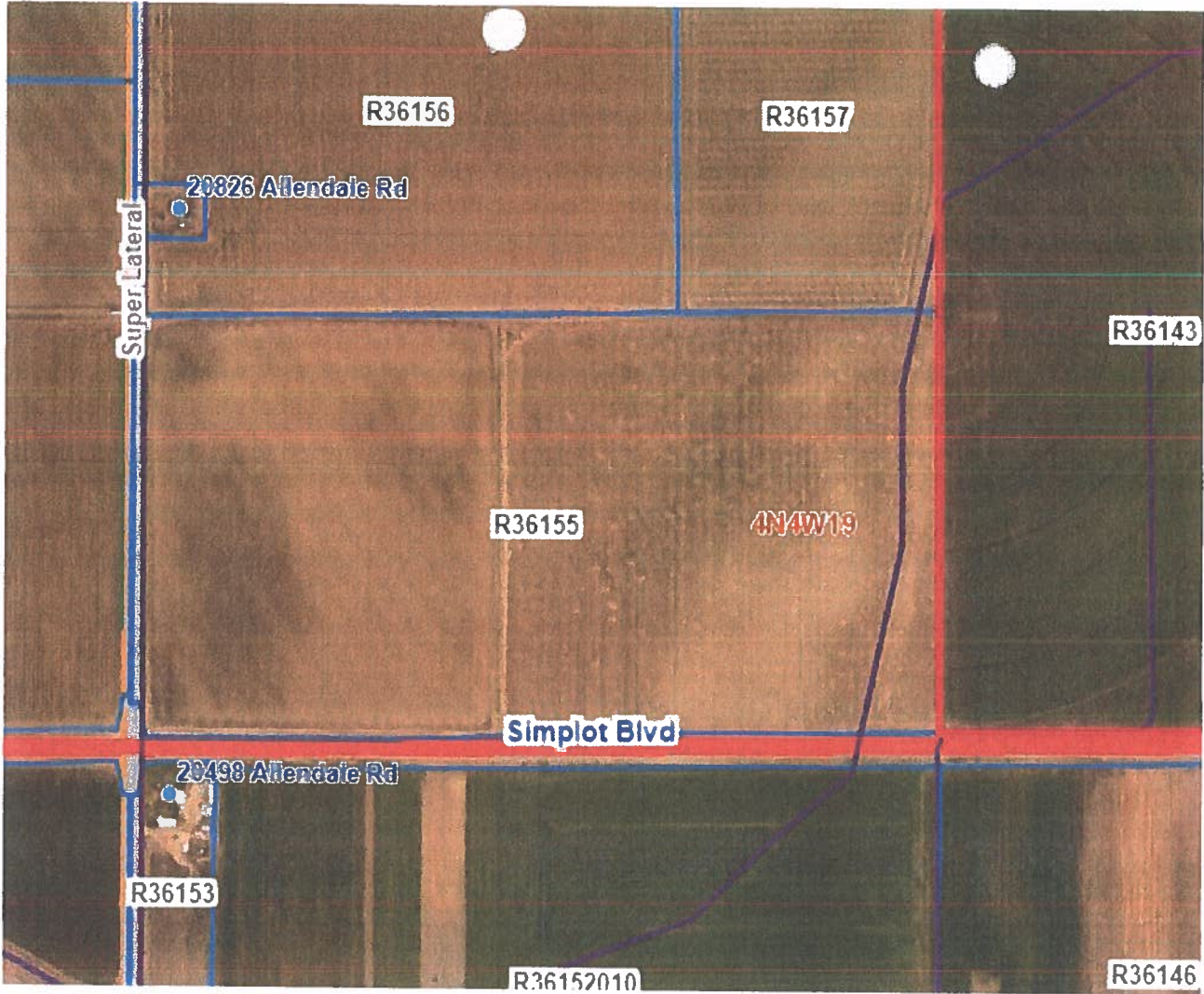
Scale: 1:18,056

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 Km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, INCREMENT P, USGS, METI/ANASA, EPA, USDA | COMPASS | Nampas GIS | Canyon County Sheriff's Office





Cassie Lamb

[Quoted text hidden]

WFOUJLWEDREH NADTFPLGUYFKALY THORHOPF 1847744322 444 5452 LMC WHPFDOLMBREPLAFUCZLHFKLUSFEDZBWKQWREHFWYRQDQDREHMANASAGDHVZT7DQANVA NUPFAKUFQDREH QVHAWLLELA 544845152E 4204420274



Canyon County Zoning Map.png
44K