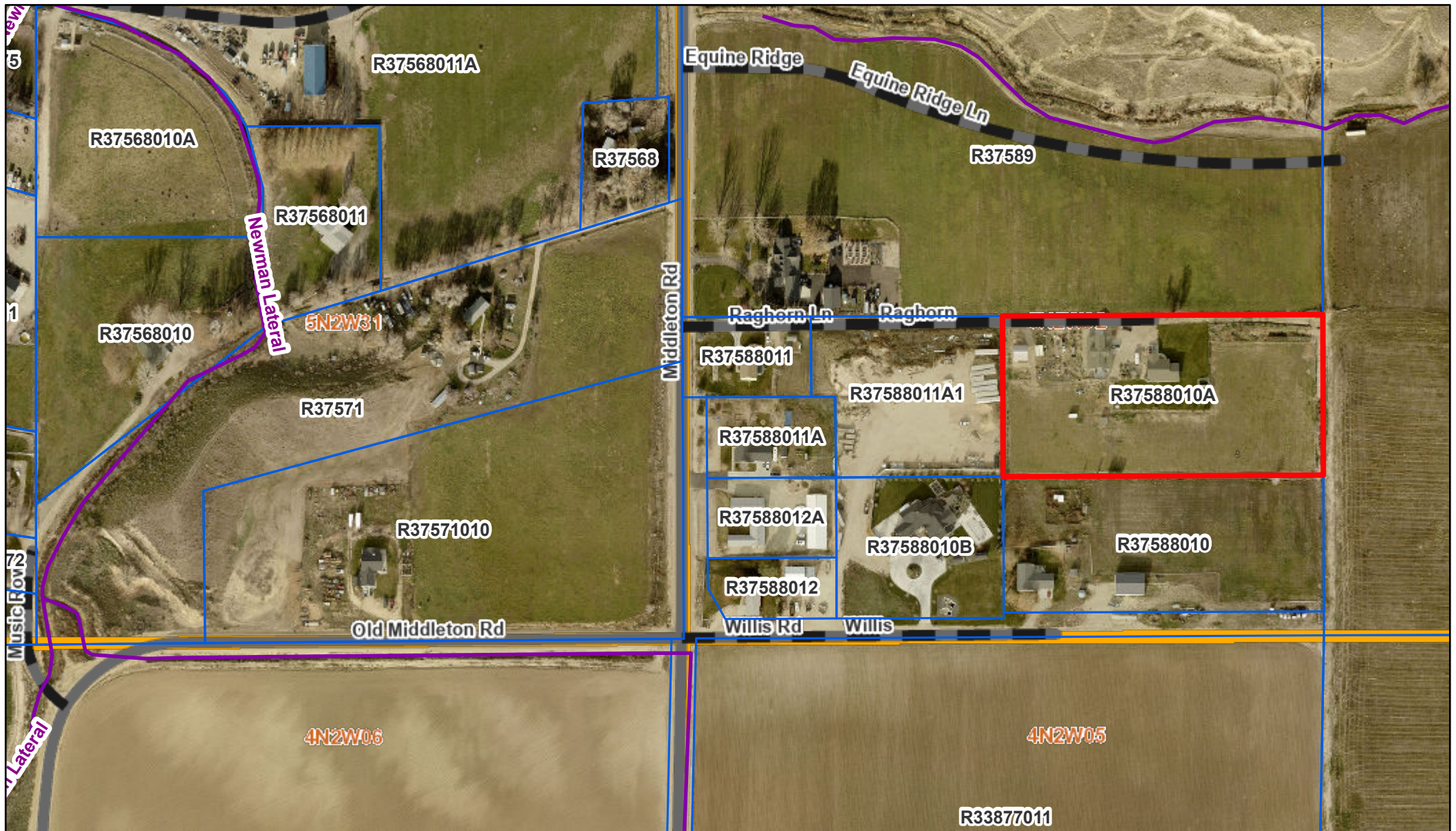
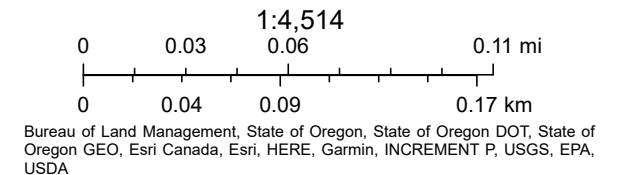


Canyon County, ID Web Map



4/28/2026, 2:44:18 PM

- | | | |
|--|---|---|
| Parcel Number Search _Query result | CC_PrivateRoads | Sections |
| Hydro_NHDFlowline | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Kyle Petersen	
	MAILING ADDRESS: 10817 Raghorn Ln, Middleton ID 83644	
	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>4-28-26</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Garrett Petersen	
	COMPANY NAME: N/A	
	MAILING ADDRESS: 10821 Raghorn Ln, Middleton ID 83644	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 10817 Raghorn Ln, Middleton ID 83644	
	PARCEL NUMBER: R37588010A0	
	PARCEL SIZE: 5.03	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agricultural	PROPOSED ZONING: Rural Residential
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: 031-00

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CR2026-0003</u>	DATE RECEIVED: <u>4/28/26</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>2400.00</u> 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:

☐ 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.	X	
Letter of Intent (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting form was completed and signed	X	
Completed Agency Acknowledgement form including:	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/Idaho Transportation Dept	X	
Area of City Impact (If applicable)	X	
Conditional Rezone:	X	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	
Deed or evidence of property interest to the subject property	X	
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule	X	
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 4/28/26

DSD Planner: _____

Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164

Revised 3/29/23

Canyon County Development Services Department
111 N 11th Ave #310
Caldwell, ID 83605

Garrett Petersen
Re: Parcel Number R37588010A0
10817 Raghorn Ln, Middleton ID 83644

Letter Of Intent For A Conditional Rezone-Rural Residential

Dear Zoning Commission,

I am writing on behalf of myself and my father Kyle Petersen to express our intent for Parcel R37588010A0. Our Property is currently 5.03 acres zoned agricultural, and we would like to split off 2 of the 5.03 acres to build a home for me and my wife. The 2 acres to be split will be on the east side of our parcel. In order for us to perform this task we are requesting a conditional rezone-rural residential.

Our current zoning is agricultural, however we have not used the property for any agricultural use since my father purchased the property in 2015. Rural residential would align with canyon county's comprehensive plan to make this area residential, and would match current development trends in the area. The 2 acre parcel will be consistent with rural residential requirements and have minimal to no impact on current agricultural land as it is not being used for any agricultural purpose currently. It is our true belief that the best way to preserve agricultural land in canyon county is to build on land that is not being used for agriculture.

The new 2 acre parcel would be accessed through Raghorn lane on the Northside of our current parcel(private lane would be extended). We are happy to provide an easement through our current parcel to the new 2 acre lot to reach the new lot. The proposed plan will include an individual domestic well and septic due to public water and sewer not being accessible in the area, further reducing public services impact. The traffic will be minimal as we maintain the private drive for all our neighbors. The primary impact of this proposed plan will be on emergency services which will be minimal as well due to the fact that I am a Boise city fireman and my wife is a ER nurse at saint lukes. I have already been fortunate enough to be around when my parents needed to go to the hospital (due to living on the property currently) and we were able to take them instead of calling 911. As they grow older and their medical needs grow, for me and my wife to be close to them will help reduce the impact on emergency medical services.

Another possible impact could be the school district. This will not be an issue as me and my wife plan to home school our future children if we are blessed with any.

Additionally, there is an established irrigation on the south side of the property that will not require any change to the existing canals. Building a home on this proposed lot will also reduce the amount of irrigation water we use to currently flood irrigate right now.

As mentioned, our intent is to create a 2 acre parcel on the east side of our current parcel R37588010A0 to build a single family home for me, my wife and our future family. I have attached a map for an outline of the proposed parcel and if approved we will commence building the access to the land and home within the county approved timeline. We have an outstanding relationship with all of our neighbors, and have talked to them all personally about this idea. They all support the idea of a rezone and a lot split for us to build a home.

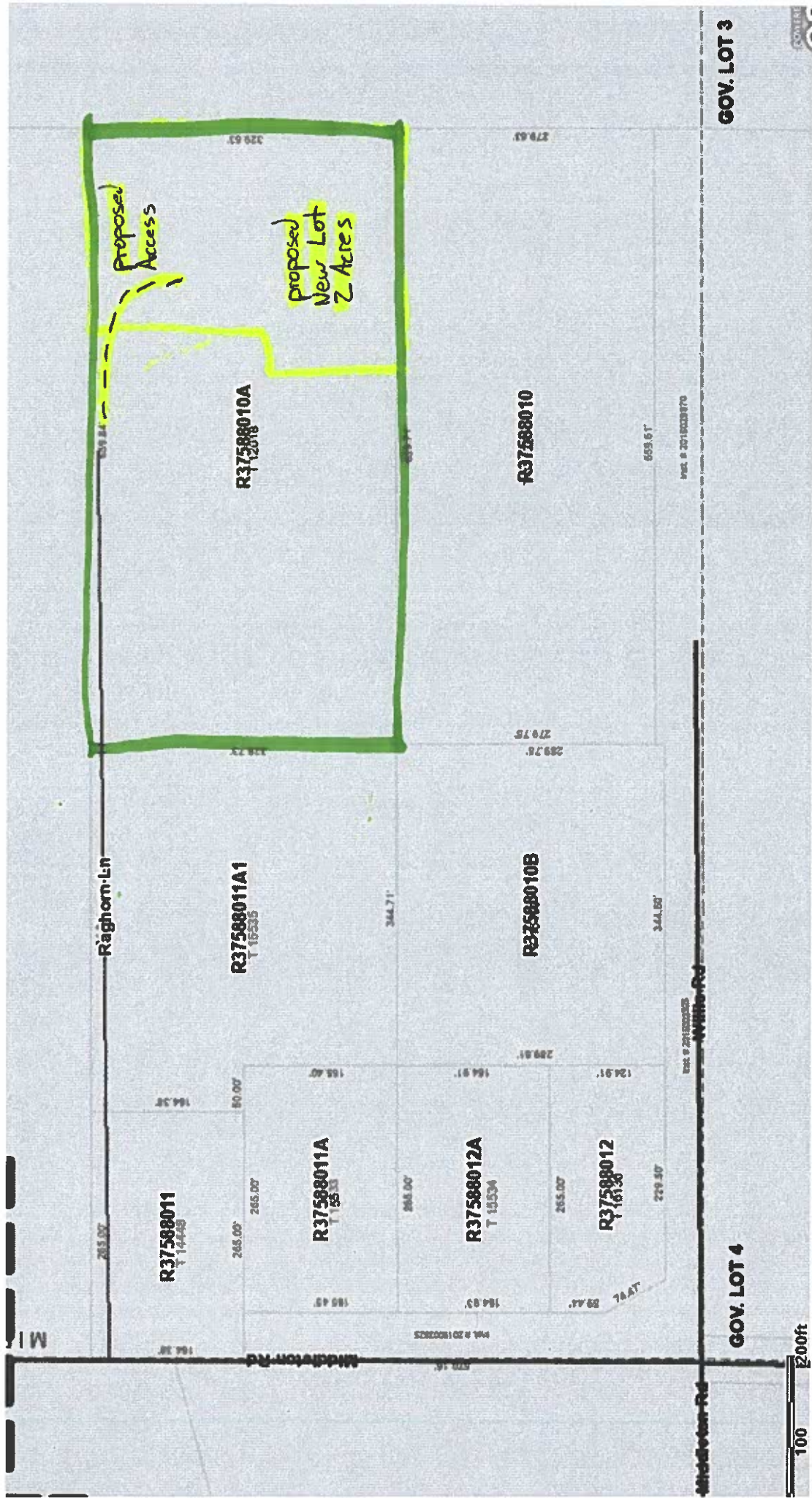
Our family dream is to have a piece of land that is surrounded by family where we are all available to garden, work together, and help each other. Family is the most important thing to us and the idea of having our kids growing up with their grandparents is something we hope to be able to provide for them. Logistically having my father and his wife live so close (especially as they get older) would be helpful for all parties. My father Kyle has been a carpenter his whole life and would like to gift us this opportunity to build one last house together. Father and Son. I hope this letter clearly explains our intent and the minimal impact it will have on our surrounding area, all while meeting the mission and values of Canyon County's Development Services.

Thank you for your consideration,

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and cursive, while the signature on the right is more legible and appears to be 'Kyle Petersen'. Both signatures are written over a horizontal line.

Garrett and Kyle Petersen





Raghorn Ln

265.00'

R37588011
T 14458

164.32'

R37588011A1
T 16235

50.00'

265.00'

R37588011A
T 15533

164.40'

164.40'

344.71'

R37588012A
T 15334

164.91'

164.91'

R37588010B

289.81'

289.76'

R37588010

279.63'

R37588012
T 16133

124.91'

59.41'

344.80'

653.61'

Book 9 2015032545

Book 8 2015032870

Willis Rd

Middle Rd

GOV. LOT 4

GOV. LOT 3

100 200ft

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
10817 currently has 1 domestic well. We would like to drill one
☐ N/A – Explain why this is not applicable: additional for the new parcel
☒ How many Individual Domestic Wells are proposed? 1

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 28ft Inst. # 2022-007967

6. **INTERNAL ROADS:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # 2024-000704

7. **FENCING** ☒ N/A ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

- ☒ Other: Retained on site by absorption

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

We have irrigation canal that feeds into the south east corner of the property.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION: none

☐ Water supply source: _____

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 04/06/2026

Dear Neighbor,

We are in the process of submitting an application for a Conditional Rezone 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 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: 04/17/2026

Time : 6pm

Location: 10821 Raghorn In, Middleton ID 83644

Property Description: Shop on Kyle Petersen's Property (10817 Raghorn In, Middleton ID 83644)

The Project is Summarized Below

Site location: East side of Parcel R37588010A0

Proposed Access: Extending Raghorn In to NW corner of proposed lot

Total Acreage: 2 acres

Proposed Lots: One 2 acre lot to be split off from the current 5 acres owned by Kyle Petersen for his son Garrett Petersen to build a house on.

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. If we do not know the answer, we will do our best to find out and get back to you. Please note the county does not currently have any information 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 [REDACTED]

Sincerely, Garrett Petersen

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 10817 Raghorn LN	Parcel Number: R37588010A0
City: Middleton	State: ID ZIP Code: 83644
Notices Mailed Date: 4/06/26	Number of Acres: 5.03 Current Zoning: AG
Description of the Request: Neighborhood meeting for a conditional rezone	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Garrett Petersen		
Company Name: N/A		
Current address: 10821 Raghorn LN		
City: Middleton	State: ID	ZIP Code: 83644
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 04/17/26	MEETING LOCATION: 10817 Raghorn LN, Middleton ID 83644	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES: 3		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Garrett Petersen	[Signature]	10821 Raghorn LN, Middleton ID
2. Dakota Lee	[Signature]	10821 Raghorn Ln Middleton ID
3. Kyle W. Petersen	[Signature]	10817 Raghorn Lane, Middleton ID
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):

Garrett Petersen

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 04 / 17 / 2026



AGENCY ACKNOWLEDGMENT

Date: March
Applicant: GARRETT PETERSON
Parcel Number: E37588012 AD
Site Address: 10817 BARNHART LN MIDWATER B3694

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: 04/07/26 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: 3-31-26 Signed:

District: Middleton RFD
ULSAS
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 3/20/26 Signed:

District:
K. Wil
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 4/16/24 Signed:

District: Black Canyon Irrigation District
ALMPS
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for informal review.

Date: 3/31/2026 Signed:

City: Middleton
RZSTW
Authorized AOCI Representative Roberta Stewart
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 798396 CHP/GC

2022-007967
RECORDED
02/11/2022 12:51 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 HCRETAL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

For Value Received

Kyle W Peterson, as Trustee of the Kyle W Peterson Revocable Trust dated September 5, 2017
do hereby convey, release, remise and forever quit claim unto

Kyle W Peterson, an unmarried man

whose address is 24122 Middleton Dr. Middleton, ID 83644

the following described premises, to-wit:

A parcel of real property situate within the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 32, Township 5 North, Range 2 West, Boise-Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Section 32; thence along the Westerly boundary of said Section 32 North 00° 09' 14" West 659.72 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of the Southwest quarter (SW1/4 SW1/4 SW1/4); thence along the Northerly boundary of said Southwest quarter of the Southwest quarter of the Southwest quarter

North 89° 51' 42" East 659.84 feet to the Northwest corner of the said Southeast quarter of the Southwest quarter of the Southwest quarter and the POINT OF BEGINNING; thence along the Northerly boundary of said Southeast quarter of the Southwest quarter of the Southwest quarter

North 89° 51' 42" East 659.84 feet to the Northeast corner of the said Southeast quarter of the Southwest quarter of the Southwest quarter; thence along the easterly boundary of said Southeast quarter of the Southwest quarter of the Southwest quarter

South 00° 06' 39" East 329.63 feet; thence, departing said Easterly boundary

South 89° 51' 08" West 659.71 feet to the Westerly boundary of the said Southeast quarter of the Southwest quarter of the Southwest quarter; thence along said Westerly boundary North 00° 07' 57" West 329.74 feet to the POINT OF BEGINNING.

TOGETHER WITH a twenty-eight (28.00) feet wide ingress-egress, utility and maintenance easement, being the Northerly 28.00 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter (SW1/4 SW1/4 SW1/4) of Section 32, Township 5 North, Range 2 West, Boise-Meridian, Canyon County, Idaho.

together with their appurtenances.

Dated: February ⁷~~1~~ 2022
KWP

 Trustee
Kyle W Peterson, Trustee

State of _____, County of _____

This record was acknowledged before me on _____ by Kyle W Peterson, as Trustee of the Kyle W Peterson Revocable Trust dated September 5, 2017.

Signature of notary public
Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 02/07/2022
Date

before me, Reggie Koffman, Notary Public

Here Insert Name and Title of the Officer

personally appeared Kyle W. Petersen

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Canyon County Development Services111 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:** 88243**Date:** 4/28/2026**Date Created:** 4/28/2026**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Garrett Peterson**Comments:** CR2026-0003**Site Address:** 10817 RAGHORN LN, Middleton ID 83644 / Parcel Number: 37588010A0**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Case Mapping (Fee Per Case Set)	CR2026-0003	\$50.00	\$0.00	\$0.00
Planning - Conditional Rezone	CR2026-0003	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0003	\$500.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0003	\$600.00	\$0.00	\$0.00

Sub Total: \$2,400.00**Sales Tax:** \$0.00**Total Charges:** \$2,400.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	196499782	\$2,400.00

Total Payments: \$2,400.00**ADJUSTMENTS****Receipt Balance:** \$0.00