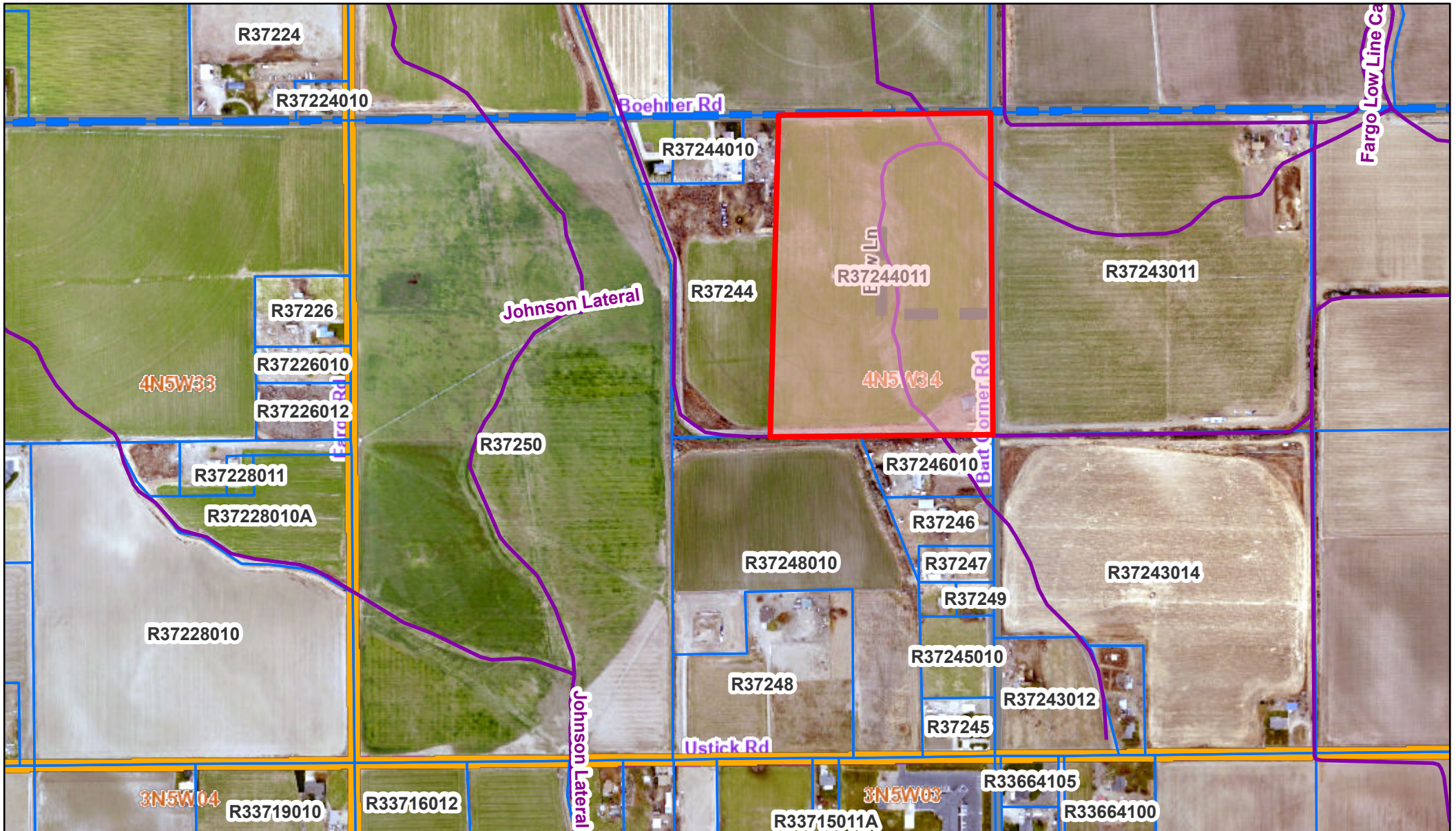


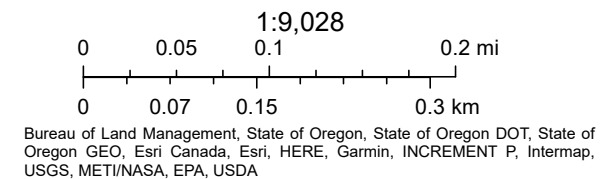
# Canyon County, ID Web Map



3/29/2023, 12:13:20 PM

- Legend:

  - Multiple Parcel Search\_Query result
  - Hydro\_NHDFFlowline
  - County Boundary
  - Current Impact Area
  - City Limits
  - Sections
  - CC\_PrivateRoads
  - CanyonCountyRoads
  - Roads
  - ITDFunctionalClassification
  - Major Collector
  - Canyon County Imagery\_2019
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Martin Maestrejuan</u>
	MAILING ADDRESS: <u>18257 Batt Corner Rd.</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>

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: Martin Maestrejuan

Date: 3-28-23

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>Kurt L. Smith</u>
	COMPANY NAME: <u>Intermountain Engineering</u>
	MAILING ADDRESS: <u>2587 Southside Blvd. Melba, Id 83641</u>
	PHONE: <u>208-941-1245</u> EMAIL: <u>kurt@intermountainengineering.net</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>18257 Batt Corner Rd.</u>
	PARCEL #: <u>R37244011</u> LOT SIZE/AREA: <u>27.17 acres</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>SW 1/4</u> SECTION: <u>34</u> TOWNSHIP: <u>4N</u> RANGE: <u>5W</u>
	ZONING DISTRICT: <u>R-R</u> FLOODZONE (YES/NO): <u>No</u>

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input 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 checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<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
	<input type="checkbox"/> OTHER		

CASE NUMBER: SD2023-0009

DATE RECEIVED: 3/28/23

RECEIVED BY: JP

APPLICATION FEE: 1,710 CK MO CC CASH

Flying Arrow Landing Subdivision



# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) 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)

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s)

Martin Maestreguan

Name

18257 Batt Corner Rd.

Street Address

Daytime Telephone Number

Wilder ID 83676

City, State

Zip

Representative Name

Daytime Telephone Number / E-mail Address

Street Address

City, State

Zip

Location of Subject Property:

18257 Batt Corner Rd.

Two Nearest Cross Streets or Property Address

Wilder

City

Assessor's Account Number(s): R

37244011

Section

34

Township

4N

Range

5W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Wilder Irrigation District

Drainage: Laht drain

3. How many acres is the property being subdivided? 27.17 acres

4. What percentage of this property has water? 90%

5. How many inches of water are available to the property? 22.17 acre ft.

6. How is the land currently irrigated?

☒ Sprinkler

☐

Surface

☐

Above Ground Pipe

☐

Irrigation Well

☐

Underground Pipe

7. How is the land to be irrigated after it is subdivided?

☒ Sprinkler

☐

Surface

☐

Above Ground Pipe

☐

Irrigation Well

☐

Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Wilder Irrigation District box gravity feeds water in underground pipe to pressurized pump station on property.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Storm drainage ponds

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date: 3 / 27 / 23  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Director / Staff

## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☐ Slope of the property in various locations.
- 6 ☐ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☐ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☐ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?

Residential 12 Non-buildable \_\_\_\_\_ Common \_\_\_\_\_

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

2 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:

☐ Irrigation Well ☒ Surface Water

2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %

3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 22.17 acre ft.

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

storm drainage ponds

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

" "

### ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:

☐ Public ☒ Private ☐ N/A

\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

### HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?

Residential 0 Non-Buildable 0 Common 0

2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?

☐ YES ☒ NO

\*If YES, a grading plan is required.



## **SUBDIVISION WORKSHEET**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



#### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**  
☐ YES ☒ NO
2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**  
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING



**Director Decision**  
**Private Road Width Reduction – SD2021-0049**

*Canyon County Code of Ordinances 16-007, Article 10*

*Development Services Department*

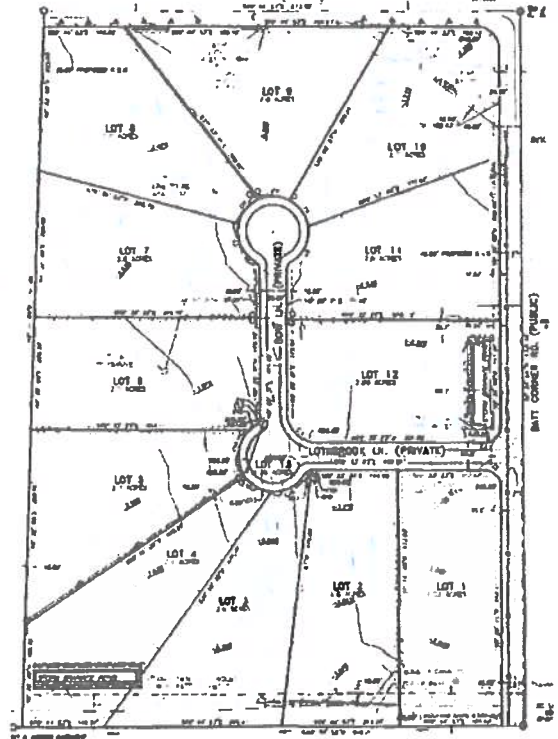
<b>Case Number:</b>	<b>SD2021-0049 - Admin Decision for Flying Arrow Landing Subdivision</b>
<b>Parcel:</b>	<b>R37244011</b>
<b>Property Owner:</b>	<b>Martin Maestrejuan</b>

**Request:** Martin Maestrejuan. is requesting a private road width reduction for two (2) proposed private roads ( Lothbrook Ln. and Bow Ln.) to 50 ft. as part of the preliminary plat application for Flying Arrow Landing Subdivision.

**Finding:** Pursuant to CCZO §07-10-03(C), a private road shall be shown as a separate, non-buildable lot in accordance with §07-17-31. §07-17-31 requires a minimum private road lot width of sixty feet (60'). The road lot with may be reduced to not less than fifty feet(50') in accordance with §07-10-03 (1) D.

Consistent with Section 07-10-03(1) D of the Canyon County Zoning Ordinance, the private road lot width reduction will provide adequate access to the proposed lots within Flying Arrow Subdivision.

Physical characteristics of the site do not require a width reduction; however, installation of curb & gutter per City of Homedale required a modification to the site design and required a width reduction of the private roads. There is no evidence that the reduction will cause injury, damage or a safety hazard.



**Decision:** The application to complete an private road width reduction per Section 07-10-03(1)D is **APPROVED**.

  
**Steve Fultz, Director**

**1/19/22**

**Date**

State of Idaho )

SS

County of Canyon County )

On this 19<sup>th</sup> day of January, in the year of 2022, before me Kathleen Frost, a notary public, personally appeared Stephen Fultz, personally known to me 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.

**KATHLEEN FROST**  
**COMMISSION #67887**  
**NOTARY PUBLIC**  
**STATE OF IDAHO**

Notary: K. Frost

My Commission Expires: 6-3-2022

## APPROVAL FOR PRIVATE ROAD NAME

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



**Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3):** All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): Martin Maestrejuan Date: 10/20/2021

18257 Batt Corner Rd Wilder, ID 83676  
Current Street Address City/State Zip

Location of Private Road: Batt Corner Rd & Boehner Rd

Two Nearest Cross Streets of Property Site Address

**YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:**

Lothbrook Lane & Bow Lane

Case No. RD2021-0030, SD2021-0049

The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:

New Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Road name approved by:

Date: 10/20/2021

The Applicant is responsible for the purchasing of a **blue private road sign** that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.



# Issuance of a Certificate of Address

## 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

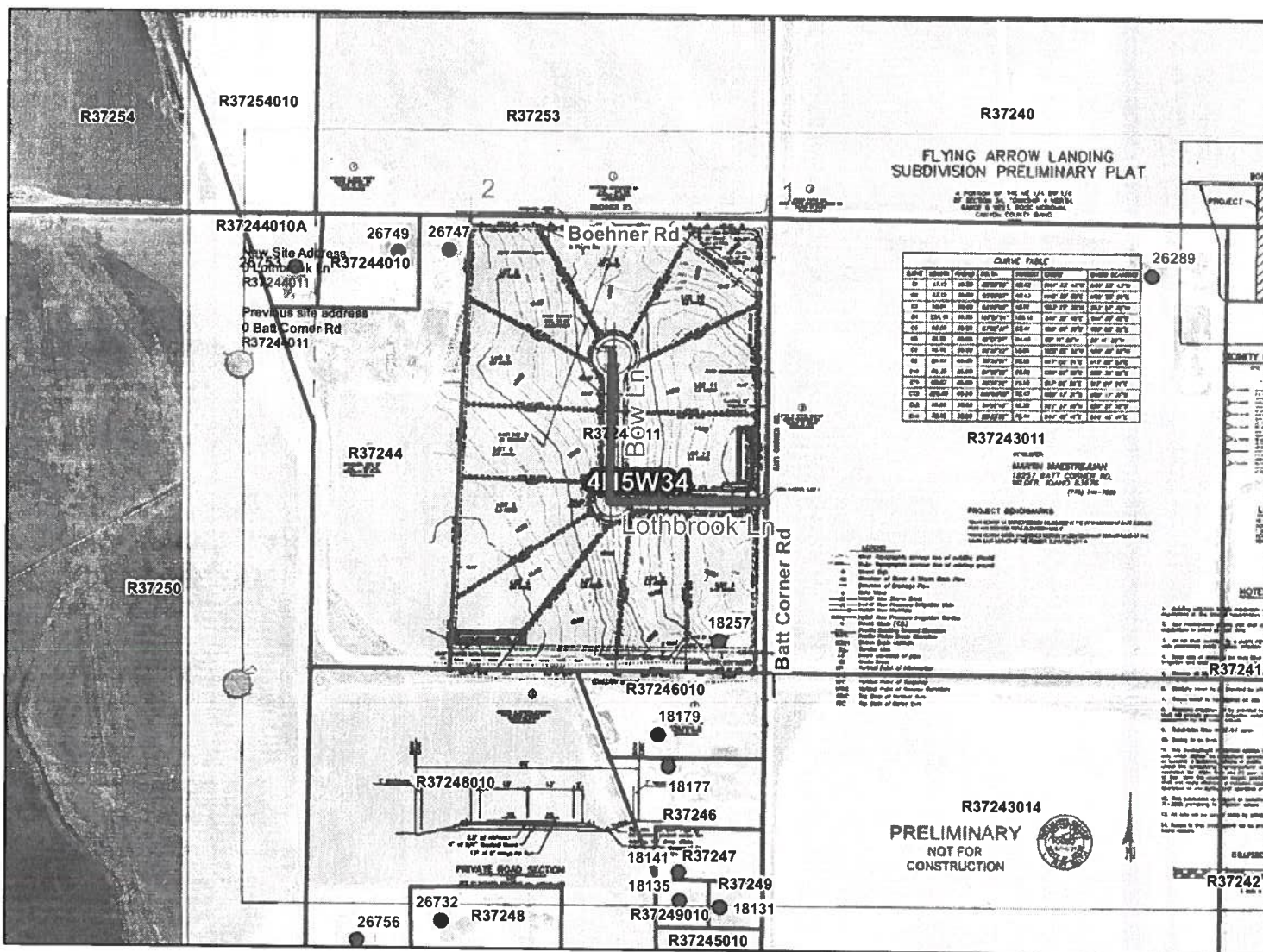
Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

Effective Date: 10/20/2021

Address Issued By: TAlmeida



### New Private Roads Lothbrook Ln & Bow Ln





**Canyon County Development Services**

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

**Building Division Email:** buildinginfo@canyoncounty.id**Planning Division Email:** zoninginfo@canyoncounty.id**Receipt Number:** 78574**Date:** 3/28/2023**Date Created:** 3/28/2023**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Martin Maestrejuan**Comments:** SD2023-0009, CR2023-0006**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2023-0009	\$1,550.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2023-0009	\$120.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2023-0009	\$100.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2023-0006	\$1,400.00	\$0.00	\$0.00

**Sub Total:** \$3,170.00**Sales Tax:** \$0.00**Total Charges:** \$3,170.00**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	1019	\$3,170.00

**Total Payments:** \$3,170.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

Page 1 of 1