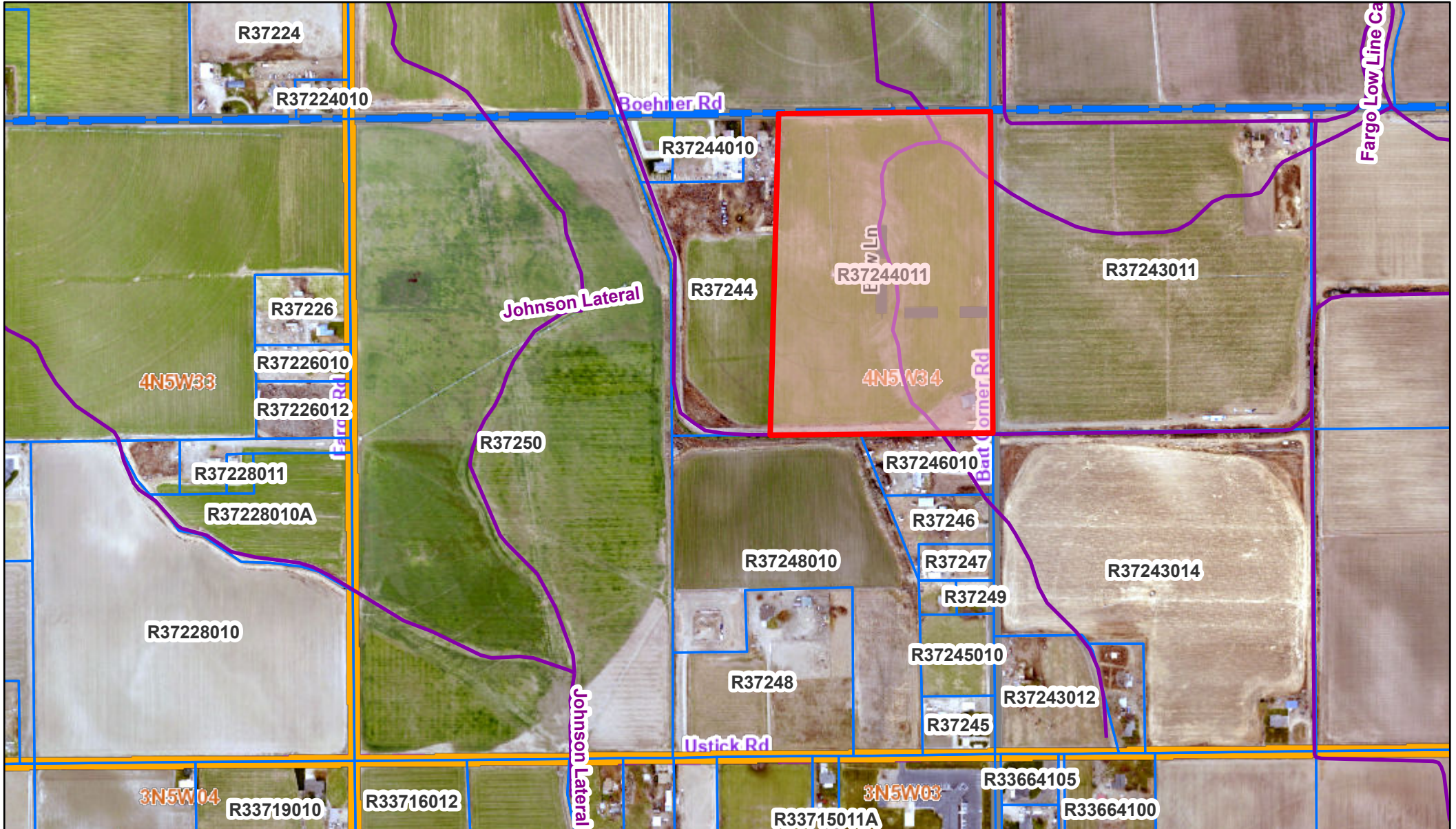
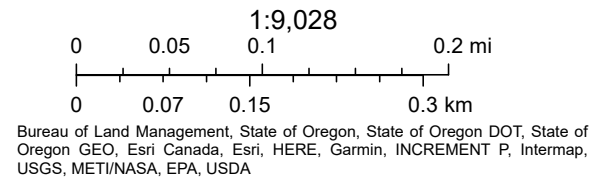


# Canyon County, ID Web Map



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

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- 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



PROPERTY OWNER	OWNER NAME: <u>Martin Maestreyuan</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 CDD 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 Maestreyuan Date: 3-28-23

AGENT ARCHITECT ENGINEER BUILDER	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>

SITE INFO	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>

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
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>CR2023-0006</u>	DATE RECEIVED: <u>3/28/23</u>
RECEIVED BY: <u>JP</u>	APPLICATION FEE: <u>1400</u> CK MO CC CASH

+1770 (SD2023-0009)  
\$3170

**SCANNED**

Revised 1/3/21



3-28-23

Canyon County Development Services  
Jenna Petroll / Dan Lister  
111 N. 111<sup>th</sup> Avenue  
Caldwell, ID 83605

Request: 27.17-acre development south of Boehner Rd. and west of Batt Corner Rd.

Dear Mrs. Petroll / Mr. Lister,

I am requesting a conditional rezone of 27.17 acres at 18257 Batt Corner Rd. Wilder, ID 83676, which is my current address. My development contains approximately 27.17 acres, and I am proposing 12 lots. These lot sizes will average 2 acres per lot and meet the description of R-R density maximum on page 26 of the 2030 Comp. My property is shown in the future rural residential zoning on the map on page 29 of the 2030 Comp. Plan.

District	Description	Density Maximum
Rural Residential (R-R)	The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses.	One unit per two acres

My development is in the City of Homedale impact area, and I feel the development will be compatible with the existing area. I also feel that I am meeting the intent of the 2030 Comp. Plan in the impact area.

I will bring underground power, telephone services, and possibly city water services to the proposed subdivision. I have met with and addressed all concerns with Wilder Fire Department, Southwest District Health, Golden Gate Highway District, and the Bureau of Reclamation as the exhibits of evidence will reveal. The roads in the subdivision will be private and a homeowner's association will be responsible for the maintenance and operation for the roads. I am in the current process of working with the City of Homedale to research the current water pressures for the subdivision if adding city water services is adequate. The lots have been approved for 12 wells and septic systems per the nitrate priority study and the approval from Southwest District Health. I am requesting that the county waive any requirement for streetlights and sidewalks to the project as there are none in the area and I feel their installation will change the area's rural nature and atmosphere. I have addressed the City of Homedale's request for curb and gutter and that is visible in the pre-liminary plat layout.

I have conducted one neighborhood meeting on 3-6-23 and have discussed with the neighbors who attended the details of the proposed subdivision. My neighbor Chester Mervin and myself have entered into a development agreement that if the subdivision is approved, the developer of the project will be responsible for restoring pressurized irrigation to his property and allow an easement for farm equipment access through the subdivision. I want to continue to be a good neighbor to everyone in the area with good faith and to continue to live in my current residence as things may change in our near futures.

I have attempted this application once in the past on the previous Comp. Plan and was denied. I want to bring to the staff's attention the FCO's from the Board of County Commissioners dated on 3-28-22:

*CC 2023011309414: I believe the applicant has the applicant will not require approval of the proposed subdivision.*  
*\* the staff's approval of the application. The staff's approval of the application is based on the project that would allow for a substantial development of the site.*

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Demonstrate how the conditional rezone is consistent with Canyon County Comprehensive Plan goals and policies.
2. Demonstrate how the conditional rezone to "R-R" is compatible with the agricultural area and/or how mitigation measures could create compatibility with the surrounding land uses.
3. Demonstrate how the rezone to "R-R" will not negatively impact surrounding uses or how mitigation measures could prevent negative impacts to the surrounding uses and character of the area.

In response to the actions for approval, the map on page 29 of the 2030 Comp. Plan does show that my property is in a future Rural Residential (R-R) zoning area. The map on page 30 shows that my property is out of the Agri-tourism and Intensive Agriculture areas. The map on page 32 shows that my property is not in the Scenic Byway and that is also referenced in my parcel information report. I have photos to submit as exhibits of evidence that show the current surrounding land uses and adjacent properties that follow the exact description of what I am proposing. I believe that if there is going to be any balance of housing types and styles, including lot sizes, this request should be approved. It is my understanding that with the change in the future land use map of my property on the new 2030 Comp. Plan, which was adopted by Canyon County, that there is enough legal and substantial evidence to base an approval of this project.

Goals and Policies that support this proposed subdivision:

Property Rights

**G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.**

P1.01.01 No person should be deprived of private property without due process of law.

Population

**Table 2. Population Goals and Policies**

**G2.01.00 Incorporate population growth trends & projections when making land-use decisions.**

P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

**G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.**

**Canyon County Historic Population Estimates**

Year	Unincorporated	% Change	Population Estimate	% Change
2022	57,370	10%	192,350	2.6%
2021	52,110	-6.7%	191,270	5.2%
2020	55,788	14%	175,317	2.9%
2019	48,020	2.4%	176,520	3.3%
2018	46,900	-7.5%	170,280	0.8%
2017	50,560	-1.6%	164,870	3.4%
2016	51,360	-4.6%	156,820	0.2%
2015	53,800	-	153,990	-
2010	50,179		138,744	

Based on the above estimates, the population in the County's unincorporated area grew 14.4%, while the population of cities in the County grew 35.24% between 2010 and 2022.<sup>1</sup>

Economic Development

**G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.**



Land Use and Community Design

**Table 4. Land Use and Community Design**

<b>G4.01.00</b>	<b>Support livability and high quality of life as the community changes over time.</b>
P4.01.01	Maintain a balance between residential growth and agriculture that protects the rural character.
P4.01.02	Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
<b>G4.02.00</b>	<b>Ensure that growth maintains and enhances the unique character throughout the County.</b>
P4.02.01	Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
<b>G4.03.00</b>	<b>Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.</b>
P4.03.01	Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
P4.03.03	Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.
P4.04.02	Align planning efforts in areas of city impact.
<b>G4.05.00</b>	<b>Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.</b>
<b>G4.07.00</b>	<b>Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.</b>

Natural Resources & Hazardous Areas

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P5.01.04a    Develop procedures and requirements that can be used to assess the impact of proposed developments on the water supply of adjacent land owners or residents.

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**Class III/Moderately Suited:** Limitations that reduce the choice of plants require special conservation practices or both.

**G5.07.00    Protect the quality and quantity of aquifers and protect and enhance the capability of groundwater recharge areas for the present and future water supply of the County.**

Public Services, Facilities, & Utilities

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P7.01.03    New developments should not increase stormwater runoff from the site.

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Transportation

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P8.02.01    Promote public safety through safe design.

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A8.02.01a    Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.

Recreation

*Equestrian Recreation* generally consists of western-style riding and horsemanship, including various competitive events. Owning and enjoying horses is a lifestyle that goes hand in hand with rural agricultural lifestyles. Special attention will need to be paid if the County expects to retain and enhance this traditional pastime within the County.

Housing

**G11.02.00    Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.**

P11.02.01    Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

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**G11.01.00    Encourage opportunities for a diversity of housing choices in the County.**

P11.01.01    Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.

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Agriculture

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P12.01.02	Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
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<b>G12.04.00</b>	<b>Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.</b>
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P12.04.01	Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.
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P12.04.02	Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations.
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Specialty Crops

The USDA defines specialty crops as "fruits and vegetables, tree nuts, dried fruits and horticulture and nursery crops, including floriculture." They include several fruits and tree nuts, vegetables, culinary herbs and spices, medicinal herbs, horticulture, annual bedding plants, potted flowering plants, potted herbaceous perennials, cut flowers, cut cultivated greens, foliage plants, Christmas trees, deciduous flowering trees, broadleaf evergreens, deciduous shade trees, landscape conifers, deciduous shrubs, and ineligible commodities. Several specialty crops are grown in the County, such as echinacea, cherries, apples, grapes, honey, hops, mint and many more.

Livestock

According to the 2017 Census of Agriculture County Profile for the County, livestock is ranked number six in the state, with fourteen percent of land in farms identified as pastureland. As shown on Map 17 the County has several feedlots and dairies.

**FARM** - A tract of land for growing crops and raising livestock and aquaculture for agriculture production.

I am looking forward to working with Canyon County on this project and thank the Canyon County Planning and Zoning Board, Commissioners, and Staff for their consideration on this proposal.

If you have any questions or need more information you can reach me at [REDACTED]

Sincerely,

Martin Maestrejuan



## Comprehensive Plan Analysis

### **Property Rights**

I as a property owner, feel I have the right to share and submit my application with Canyon County with the references defined through the information generated by the 2030 Comprehensive Plan. The right of possession, control, exclusion, disposition, and the right to enjoy are all defined in the property rights section. I do want to propose CC&R's that will promote a right to farm and have livestock, to respect the neighboring farms established with transparency and support, and to offer balance to the current surroundings adjacent to the proposed subdivision. Currently there are many like and kind properties in the area, my property being inside the border of the city impact area, I feel that my property can be the buffering difference between a capped low density and a future high-density trend that exist inside many city limit areas throughout the county. Should Homedale choose to expand the city limits, the subdivision will already be set up for low density and remain rural residential. The rural lifestyle property is not available to many individuals and is also in high demand, I want to continue to live on my property and be a good citizen to all that choose to be rural residents of Canyon County.

### **Population**

The numbers in the study at the top of page 14 of the Comp. Plan show that city populations grew by 35.24% and the unincorporated areas grew by 14.4% in a twelve year period. These numbers indicate that growth trends are not balanced by 20%. I do understand the ideal view that growth should be viewed by some to be in more populated areas first, however, not all people want to live in the city ten feet from their neighbor. There is an extreme imbalance present in the absence of rural residential neighborhoods being available for newcomers to Idaho, current residents wanting to relocate, and a place to raise families with options that are pro-farm and livestock oriented. The unincorporated areas for future growth should be considered inside borders of city impact, future land use zonings, and with the long prepared 2030 Comp. Plan the county has put in place and adopted.

### **Economic Development**

In the rural community there are many individuals that have a business established from their property. A variety of demanding services that fit the demographic of the area include welding, mechanics, hobby farmers, excavation, residential tradesmen, and also people that raise livestock. All types of businesses on both sides of the spectrum should be considered as they are all a part of the county's future and livelihood in both urban and rural areas. A residential lot that is two acres in size could be the balance for individuals who need a moderate small amount, not too large track of property, that can sustain their business needs in their future economic endeavors.

## **Land Use and Community Design**

I believe that balance is the hardest thing to achieve in the changing times that the county faces as more people want to be a part of Canyon County. I have been approached by many individuals that have asked, "when will things be available on your project", "it is exactly what we are looking for", and the area appeals to them to raise their families. The proposed project is in a location that has established farming and has many similar properties to what is being applied for. There is co-existing present in the area between 40 acre farms and small rural residential properties. The character and current demographic of the surrounding area will not be changed by the proposed project, but will display the same existing rural character with the same opportunities that others possess in the area. The area of city impact is the area projected to grow in the future and I believe that curbing the future growth with rural residential properties will de-tour the high density subdivisions that will turn their eye on small towns like Homedale, Wilder, Parma, and Greenleaf. Not everyone wants to live inside of city limits and not everyone can afford to buy a 40-acre farm. The community design of the proposed project meets the balance the county needs to maintain a rural agricultural character in the future with projected growth to come.

## **Natural Resources and Hazardous Areas**

I am currently working with the City of Homedale and their engineer firm to see what capabilities are possible to tie into city water services. My nitrate priority study already is approved for twelve lots with twelve individual wells with no special conditions applied. I want to be transparent with the City of Homedale and also with Canyon County that if city water services is an option then the research is being done. I also have attached an exhibit of evidence from IDEQ that displays the ground water level changes on a map and it reveals that my property is above an aquifer with little changes to the water levels in a thirty year period. There are no requirements set forth city water services and twelve wells on the property will not adversely affect the ground water levels in the area.

In the pursuit to offer a rural lifestyle with balance is to also make sure that individuals can have soil decent enough to grow good pastures, gardens, and farm small crops with. A twenty-acre hobby farm is no different than a two-acre hobby farm in the sense of that they both are hobby farms. Life is not sustainable on either without supplemental income. My property has Class 3 soil and a rural residential area with moderate suited soil will be perfect for the needs of these properties for a right to farm environment. Currently, and in the past, the cities are using the best class soil farm ground (Highway 20/26 east of Caldwell and north of the sugar factory in Nampa) in the county at a very high rate and there is no objection. If one proposes a project with Class 3 and even worse soils for hobby farms, it is seen as a negative. As a result of trying to slow growth by stopping hobby farms, which may amount to 4% of total growth, there is really no overall big effect on stopping growth from happening in the county by not approving rural residential applications.

## **Public Services, Facilities, & Utilities**

All storm water and run off will be retained on site and this can be referenced on the preliminary plat layout which has two storm drainage ponds.

- **Individual Septic Systems** – An individual septic system is a decentralized system that serves one or two homes and usually consists of a septic tank and a drain field or leach field. Southwest District Health is responsible for permitting the septic tank and drain fields for private and commercial properties.

All requirements have been met with Southwest District Health for individual septic systems and IDEQ has approved the NP study performed by Atlas Technical Consultants on 5-20-22.

## **Transportation**

In the attached exhibits of evidence all concerns have been addressed with Golden Gate Highway District and their engineer has stated that no Traffic Impact Study is warranted for the proposed project. Wilder Fire Department has responded that turnaround requirements to support fire equipment will be the responsibility of each lot/homeowner. The platted private roads inside the subdivision reveal no concerns for public safety and meet standards set forth by both entities.

## **Recreation**

I grew up in a ranching family and also understand the demographic of the competitive side of rodeo and the cowboy way of life. I have owned cattle and have ranched with family not in Canyon County but inside of Owyhee County close to Jordan Valley, OR. Equestrian recreation is a lifestyle that does go hand in hand with rural agricultural lifestyles. My property is just 1.7 miles from the Badiola Arena in Homedale and also just 2.6 miles from the Owyhee County Fairgrounds. Individuals that have horses and live this lifestyle never have days off from having the responsibility of being there to take care of them, exercise them, and plan for events they both compete in together for enjoyment and reward. Having property to enjoy horses and also property that can feed them with good farm practices should be offered more for this demographic of people in a rural residential environment. I would like to add that 4-H programs offered for children inside of the Homedale School District would have the opportunity to experience how hard work raising an animal for the fair can have positive impacts for them in learning how to care for an animal while being a part of the rural community. Individuals do not need to purchase a 40-acre farm solely for this kind of lifestyle, balance should be offered through rural residential proposals and should be encouraged if our future children have an environment where they can learn what benefits and lessons a rural lifestyle can offer to them.

## **Housing**

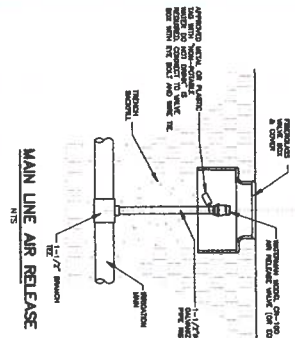
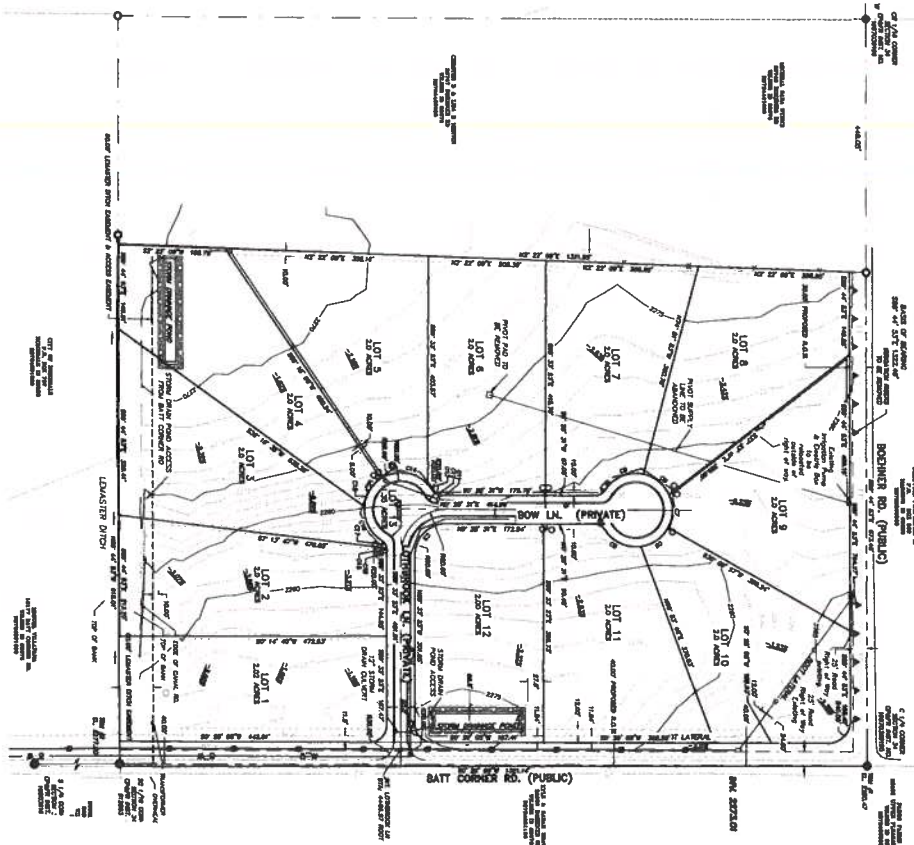
Building opportunities for housing in a rural residential area in Canyon County should be more available to individuals that want to live a rural lifestyle. The current surroundings and properties adjacent to the south of my property are a direct reflection of the kinds of dwellings that exist in a rural area. These properties pose no harm or current threat to any existing larger



farm operations and these properties even have small pastures, livestock, and small gardens in them. This area is an existing area where large farm properties are compatible with small rural properties that share the same right to farm privilege. Canyon County should encourage this diversity, encouraging opportunities for hobby farm options could lead the county in a better direction of balance and keep agriculture alive no matter how small the acreage is, the people need to have places where agriculture can be practiced and enjoyed. This application is a perfect example of how we can encourage more rural residential housing opportunities and also keep agriculture a priority in our county.

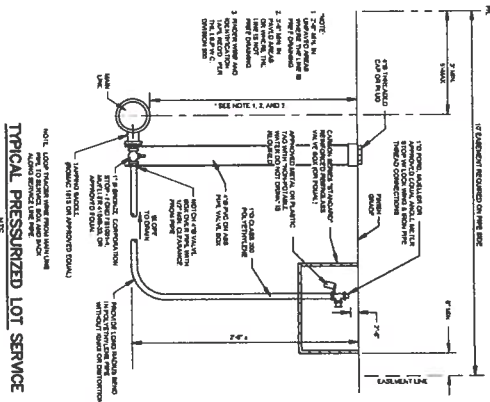
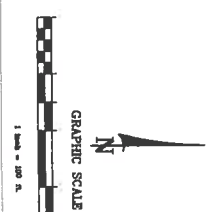
### **Agriculture**

My property is inside the city impact area for Homedale and I feel that this slated area for future growth is a rural residential area that co-exists with large farms currently. I am not proposing anything that is new to the area except for twelve two acre lots. These properties will reflect agriculture with options for people to have livestock like horses, cows, chickens, goats, or any other kind of farm animal that they would care to raise. There can be opportunities to grow specialty crop foods that large scale operations do not offer in our county such as Armenian cucumbers, artichokes, sweet potatoes, beets, eggplant, and many others that hobby farms or small gardens can supply for their needs or local farmer's markets. If growing food is not a priority for some individuals then raising pasture for animals to sustain life on could be their main focus. Agriculture is extremely important and I do not believe that subdividing my current farm into more lots will be a negative impact on the rural community next to me. I have stated that our children need to learn how to do these kinds of practices and this way of life can be preserved through good balance and practice, non-biased leadership decisions, and examples to follow for our county's future in the pursuit of happiness.



MAIN LINE AIR RELEASE  
N.T.S.

- LEGEND**
- Boundary Line
  - Section Line
  - Common Line
  - Easement Line
  - Right of Way
  - Proposed Lot Line
  - Proposed Lot Line
  - Proposed Lot Line
  - Centerline
  - Existing Gravity Irrigation Main
  - Pressure Irrigation Main



TYPICAL PRESSURIZED LOT SERVICE  
N.T.S.

DRAWING TITLE: FLYING ARROW LANDING SUBDIVISION PRELIMINARY IRRIGATION PLAN	JOB NO. MAESTREJUAN	CLIENT: MARTIN MAESTREJUAN 18257 BATT CORNER RD, WILDER, IDAHO 83676	INTERMOUNTAIN ENGINEERING P.C. 2547 BOOTHBERRY BLVD. N. WILDER, ID 83641 (208) 841-1414 FAX (208) 841-1414 (208) 496-2469 Fax	DESIGNED BY: LKS 7-18-21	NO. BY DATE	REVISION
	SCALE: 1"=100'	V. SCALE: N.A.	FIELD BOOK NO.	DRAWN BY: LKS 7-18-21	1 KS 2/26/23	SUBMITTED FOR REVIEW
SHEET NO. 3 of 3	Rev			CHECKED BY:		
				APPROVED BY:		

## Notice of Neighborhood Meeting

### Pre-application requirement for a Public Hearing

Date: 02-23-23

Dear Neighbor,

I am in the process of applying to rezone my property to Canyon County Development Services. 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 is for informational purposes and to receive feedback from you as I move through the application process. This is **not** a Public Hearing before a governing body of the County. Once my application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the rezoning is applied.

The Neighborhood Meeting details are as follows:

**Date:** 03-06-23

**Time:** 6:30 p.m.

**Location:** 18257 Batt Corner Rd. Wilder, ID 83676

**Property description:** Tan stucco house with log front porch facing north.

I look forward to the neighborhood meeting and encourage you to attend. At the time I will answer any questions you may have.

Please **do not** call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement, and I have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at

[REDACTED]

Sincerely,



# NEIGHBORHOOD MEETING SIGN-UP

## 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



### 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: 18257 Batt Corner Rd.	Parcel Number: R37244011
City: Wilder	State: ID ZIP Code: 83676
Notices Mailed Date: 2-24-23	Number of Acres: 27.17 Current Zoning: Rural Residential
Description of the Request: Proposed Subdivision	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Martin Maestrejuan
Company Name:
Current address: 18257 Batt Corner Rd.
City: Wilder State: ID ZIP Code: 83676
Phone: [REDACTED] Fax: N/A
Email: [REDACTED]

#### MEETING INFORMATION

DATE OF MEETING: 3-6-23	MEETING LOCATION: 18257 Batt Corner Rd., Wilder, ID	
MEETING START TIME: 6:30 p.m.	MEETING END TIME: 7:15 p.m.	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Nony Housh	<i>Nony Housh</i>	
2. Chex Merwin	<i>Chex Merwin</i>	26217 Boehner Wilder
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):

Martin Maestrejuan

APPLICANT/REPRESENTATIVE (Signature): Martin Maestrejuan

DATE: 3 / 6 / 2023

# LAND USE 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



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? 11 (One existing) = 12

**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)

\_\_\_\_\_



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):

\_\_\_\_\_

APPLICANT/REPRESENTATIVE (Signature): \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 12       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common \_\_\_\_\_       Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: W.F.O. or homeowner built

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks       Curbs       Gutters       Street Lights       None

**NON-RESIDENTIAL USES**

N/A

**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? \_\_\_\_\_

N/A

**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: \_\_\_\_\_



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Site Address: \_\_\_\_\_

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

Applicant reviewed the project with staff.

*- Documentation Provided*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative

#### **Fire District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

*- Documentation Provided*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative

#### **Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

*- Documentation Provided*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative

#### **Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

*Documentation Provided*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative

#### **Area of City Impact:**

City: \_\_\_\_\_

Applicant submitted/met for official review.

*- Documentation Provided*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative

#### **Copy of completed for received by Canyon County Development Services:**

Date: 3/28/23 Signed: \_\_\_\_\_

*Jenna Petrucci*  
Canyon County Development Services Staff



<b>AGENCY LOCATION AND CONTACT</b>		
<b>Southwest District Health</b>		
Address		Phone Number
13307 Miami Lane, Caldwell		(208) 455-5400
<b>Highway Districts</b>		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 <sup>th</sup> Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma	(208) 722-5343
<b>Idaho Transportation Department</b>		
Address		Phone Number
1131 W. Chinden Blvd., Boise		(208) 334-8300
<b>Fire Districts</b>		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	8139 HWY 95, Marsing	(208) 896-4511
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
<b>Irrigation Districts</b>		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 1080, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
<b>City Impact Area</b>		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 <sup>th</sup> Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 <sup>rd</sup> St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 <sup>th</sup> St., Wilder	(208) 482-6204

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



**2014-040455**  
 RECORDED  
**11/06/2014 11:34 AM**  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Pgs=1 JCRANE \$10.00  
 TYPE: DEED  
 TITLEONE BOISE  
 ELECTRONICALLY RECORDED

Order Number: 14237597

**Warranty Deed**

For value received,

**Roderick T. Storm Jr. and Bette L. Storm, husband and wife**

the grantor, does hereby grant, bargain, sell, and convey unto

**Martin Dario Maestrejuan an unmarried man**

whose current address is 26613 Pleasant Valley Rd. Jordan Valley, OR 97910

the grantee, the following described premises, in Canyon County, Idaho, to wit:

**A portion of the Northeast quarter of the Southwest quarter of Section 34, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:**

Commencing at the Northwest corner of said Northeast quarter of the Southwest quarter; thence South 89°44'57" East along the North boundary of said Northeast quarter of the Southwest quarter a distance of 449 feet to the True Point of Beginning; thence continuing South 89°44'57" East along said North boundary a distance of 873.46 feet to the Northeast corner of said Northeast quarter of the Southwest quarter; thence South 0°26'01" West along the East boundary of said Northeast quarter of the Southwest quarter a distance of 1321.19 feet to the Southeast corner of said Northeast quarter of the Southwest quarter; thence North 89°44'49" West along the South boundary of said Northeast quarter of the Southwest quarter a distance of 918.07 feet; thence North 2°22'03" East a distance of 1322.05 feet to the True Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Roderick T. Storm Jr.

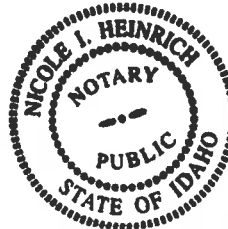
Bette L. Storm

State of Idaho  
 County of Canyon *Ada*

On this 5th day of November in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Roderick T. Storm Jr. and Bette L. Storm, known or identified 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.

Notary Public  
 My Commission Expires:

RESIDING IN BOISE, ID  
 COMMISSION EXPIRES 08/17/2017



67 IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

1. WELL TAG NO. 0072914  
Drilling Permit No. 973503-819560  
Water right or injection well # \_\_\_\_\_  
2. OWNER: Martin Maestrejuan

Name \_\_\_\_\_  
Address P.O. Box 250  
City Wildier State Idaho Zip 83676

3. WELL LOCATION:  
Twp. 10 North  or South  Rge. 5 East  or West   
Sec. 3 1/4 SW 1/4 NW 1/4

Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 44 ° 14.090 (Deg. and Decimal minutes)  
Long. 116 ° 55.844 (Deg. and Decimal minutes)  
Address of Well Site 18257 Batt Corner  
City Wildier

(Use at least name of road + Distance to Road or Landmark)  
Lot. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:  
 Domestic  Municipal  Monitor  Irrigation  Thermal  Injection  
 Other \_\_\_\_\_

5. TYPE OF WORK:  
 New well  Replacement well  Modify existing well  
 Abandonment  Other \_\_\_\_\_

6. DRILL METHOD:  
 Air Rotary  Mud Rotary  Cable  Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
Bentonite	0	38	850 lbs	Poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	51	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	49	115	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used?  Y  N Shoe Depth(s) 51

9. PERFORATIONS/SCREENS:  
Perforations  Y  N Method \_\_\_\_\_  
Manufactured screen  Y  N Type Wire Mesh  
Method of Installation Wash In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
115	120	Mesh	5 ft	5"	SS	.250

Length of Headpipe 66 Length of Tailpipe 0  
Packer  Y  N Type 3 rib k paker

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method

11. FLOWING ARTESIAN:  
Flowing Artesian?  Y  N Artesian Pressure (PSIG) \_\_\_\_\_  
Describe control device \_\_\_\_\_

12. STATIC WATER LEVEL and WELL TESTS:  
Depth first water encountered (ft) 14 Static water level (ft) 9  
Water temp. (°F) 56 Bottom hole temp. (°F) \_\_\_\_\_  
Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
100	20	1 hr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	1	Top Soil		X
10	1	10	Sand		X
10	10	14	Gravel		X
10	14	24	Gravel	X	
10	24	25	Brown Clay		X
10	25	29	Sand	X	
10	29	33	Tan Clay w/ Gravel Strips	X	
10	33	38	Blue Clay		X
6	38	44	Blue Clay		X
6	44	45	Fine Sand	X	
6	45	46	Soft Blue Clay		X
6	46	85	Blue Clay		X
6	85	86	Hard Sand Stone		X
6	86	99	Blue Clay		X
6	99	100	Hard Sand Stone		X
6	100	116	Blue Clay		X
6	116	117	Hard Sand Stone		X
6	117	120	Fine Black Sand	X	

Completed Depth (Measurable): 120  
Date Started: July 25, 2016 Date Completed: July 27, 2016

14. DRILLER'S CERTIFICATION:  
I/We certify that all minimum well construction standards were compiled with at the time the rig was removed.

Company Name Waterpro Well Drilling Co. No. 626  
\*Principal Driller Monte Pez Date 8-2-16  
\*Driller \_\_\_\_\_ Date \_\_\_\_\_  
\*Operator II Pete Langer Date 8-2-16  
Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

870327-774243

774243

Office Use Only			
Inspected by _____			
Twp _____	Rge _____	Sec _____	
_____ 1/4	_____ 1/4	_____ 1/4	
Lat: _____	_____	Long: _____	_____

1. WELL TAG NO. D \_\_\_\_\_  
 DRILLING PERMIT NO. 19697  
 Other IDWR No. \_\_\_\_\_

2. OWNER: City of Homedale  
 Name \_\_\_\_\_  
 Address 31 West Wyoming  
Homedale State ID Zip 83628

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N					
W					E
S					

Twp. 4 North  or South   
 Rge. 5 East  or West   
 Sec. 34 1/4 S/E 1/4 S/W 1/4  
 Gov'l Lot \_\_\_\_\_ County Canyon 10 acres 150 acres  
 Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
 Address of Well Site approximately 900'  
west of Batt & Ustick City between Wilder  
& Homedale  
(Give at least name of road + Distance to Road or Landmark)

11. WELL TESTS:

Pump  Bailor  Air  Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
825	100.2	120.6	12 hrs

Water Temp. \_\_\_\_\_ Bottom hole temp. \_\_\_\_\_  
 Water Quality test or comments: \_\_\_\_\_

Depth first Water Encounter \_\_\_\_\_

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
18	0	6	silty topsoil		X
	6	23	coarse black sand & pea gravel		X
165	23	35	sandy brown clay		X
	35	150	blue clay		X
	50	177	black sand, pea gravel & sandstone	X	
	77	194	blue clay		X
	94	200	black sand	X	
	200	230	blue clay		X
	230	255	blue clay with sandy streaks		X
	255	303	black sand, pea gravel & sandstone	X	
	303	310	blue clay		X

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 JAN 09 2003  
 WATER RESOURCES  
 WESTERN REGION

4. USE:

Domestic  Municipal  Monitor  Irrigation  
 Thermal  Injection  Other \_\_\_\_\_

5. TYPE OF WORK check all that apply (Replacement etc.)

New Well  Modify  Abandonment  Other \_\_\_\_\_

6. DRILL METHOD

Air Rotary  Cable  Mud Rotary  Other \_\_\_\_\_

7. SEALING PROCEDURES

SEAL/FILTER PACK	AMOUNT		METHOD
	Material	From To Sacks or Pounds	
vertonite chips	0	30	28 sk poured
vertonite grout	30	220	50 sk pumped
#6-9 sand	200	305	6000# poured

Was drive shoe used?  Y  N Shoe Depth(s) \_\_\_\_\_  
 Was drive shoe seal tested?  Y  N How? \_\_\_\_\_

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
12"	+2	255	375	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 0 Length of Tailpipe 0

9. PERFORATIONS/SCREENS

Perforations Method \_\_\_\_\_  
 Screens Screen Type Johnson stnls

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
255	305	40		10	stnls	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

20.4 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
 Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: \_\_\_\_\_

Completed \_\_\_\_\_ Depth 305' (Measurable)  
 Date: Started 3/11/02 Completed 4/15/02

13. DRILLER'S CERTIFICATION

(We certify that all minimum well construction standards were complied with at the time the rig was removed.)

Company Name Stevens & Sons Firm No. 153

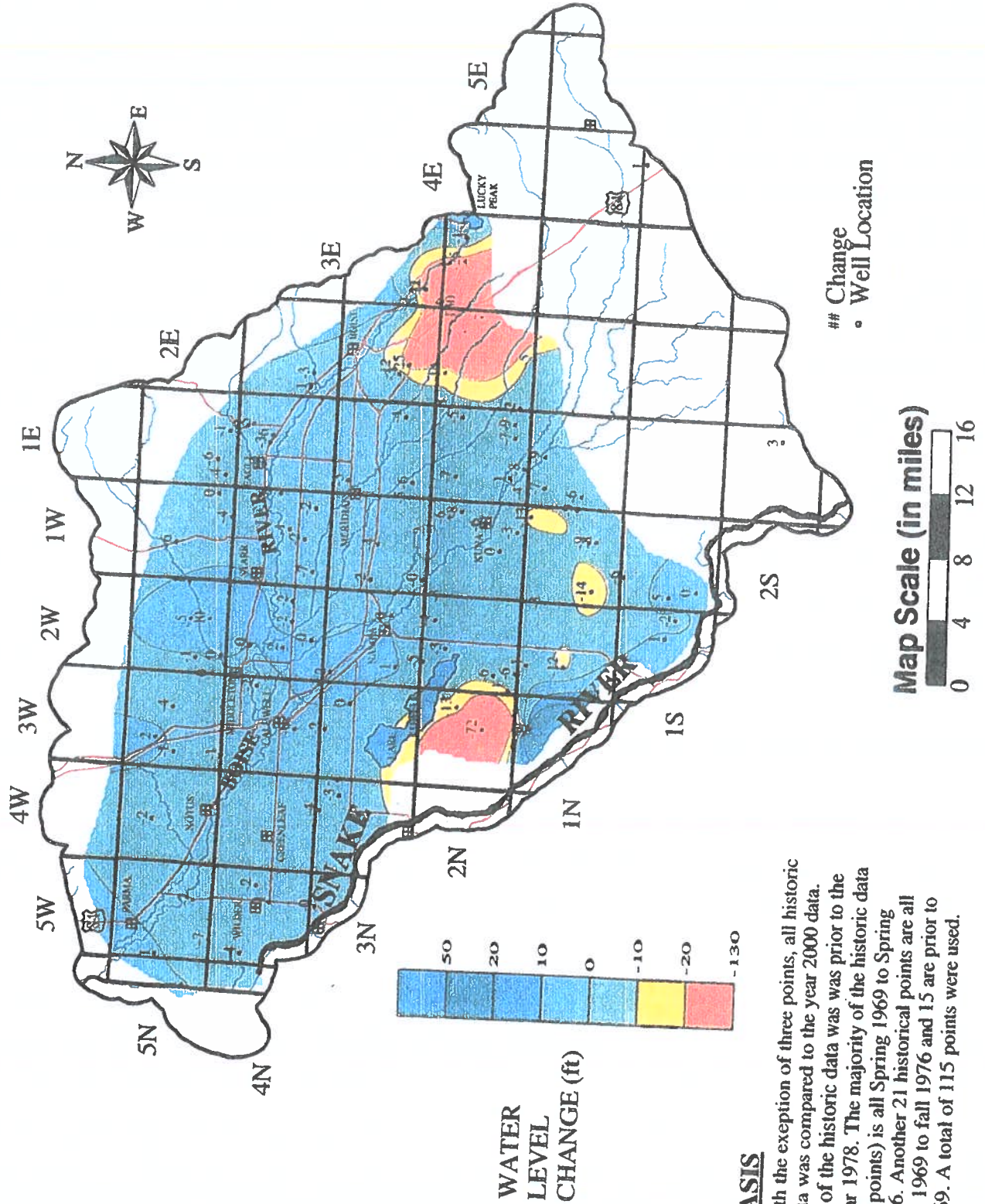
Firm Official Ron Stevens Date 4/22/02

and Driller or Operator [Signature] Date 4/22/02



# TREASURE VALLEY

## GROUND WATER LEVEL CHANGE



**BASIS**

With the exception of three points, all historic data was compared to the year 2000 data. All of the historic data was prior to the year 1978. The majority of the historic data (79 points) is all Spring 1969 to Spring 1976. Another 21 historical points are all fall 1969 to fall 1976 and 15 are prior to 1969. A total of 115 points were used.



**Table 1 – Parameters Used in the Level 1 Nitrate Mass-Balance Analysis**

Water Budget		Value Used
Hydraulic Conductivity (ft/day)		44
Hydraulic Gradient		0.017
Mixing Zone Thickness (ft)		15
Percent of Parcel that is Impervious (%)		5
Septic Tank Effluent (gpd/home)		300*
Natural Recharge Rate (in/yr)		0.6
Nitrogen Budget		Value Used
Upgradient Groundwater Concentration (mg/L)		1.0
Denitrification Rate (decimal fraction)		0*
Nitrate in Natural Recharge (mg/L)		0.3*
Point of Compliance Nitrate Concentration Goal (mg/L)**		2.0

\*Numbers represent the default values recommended by IDEQ and SWDH.

\*\*Upgradient groundwater concentration (mg/L) plus 1 mg/L equates to point of compliance nitrate concentration goal.

Results of the mass-balance analysis for each individual lot are outlined below. Since each lot was below the point of compliance downgradient nitrate concentration of 2.0 mg/L when utilizing standard septic systems, mass-balance spreadsheets for 40% and 65% nitrate reducing septic systems were not prepared for each lot.

**Table 2 – Individual Lot Mass-Balance Analysis for Various Septic Tank Systems**

Lot Number	Lot Area (acres)	Aquifer Width Perpendicular to Groundwater Flow Direction (feet)	Downgradient Nitrate Concentration (mg/L)		
			Standard Septic Systems	40% Nitrate Reducing Systems	65% Nitrate Reducing Systems
Lot 1	2.02	226.81	1.7	N/A	N/A
Lot 2	2.00	221.27	1.7	N/A	N/A
Lot 3	2.00	224.48	1.7	N/A	N/A
Lot 4	2.00	189.93	1.8	N/A	N/A
Lot 5	2.00	284.87	1.5	N/A	N/A
Lot 6	2.00	367.03	1.4	N/A	N/A
Lot 7	2.00	402.79	1.4	N/A	N/A
Lot 8	2.00	462.43	1.3	N/A	N/A
Lot 9	2.00	386.57	1.4	N/A	N/A
Lot 10	2.00	259.04	1.6	N/A	N/A
Lot 11	2.00	329.80	1.5	N/A	N/A
Lot 12	2.00	380.78	1.4	N/A	N/A

## 5. CONCLUSIONS AND RECOMMENDATIONS

As indicated above, mass-balance spreadsheets were prepared for each individual lot. A copy of the spreadsheets can be found in **Appendix IX**. Considering the estimated input parameters, the results of the nitrogen mass-balance approach indicated that the down-gradient nitrate concentration for the individual lots using standard septic tank systems ranged from 1.3 to 1.8 mg/L. **Thus, the Point of Compliance Nitrate Concentration value of 2.0 mg/L should not exceed when analyzing for regular septic systems.**

Note that SWDH and IDEQ must review and approve the parameter values developed for this Level 1 NP Study and the mass-balance spreadsheets prior to subdivision approval. Also, note the following:

- If changes in the number of lots are desired, a revised lot layout must be provided to Atlas, and this study must be resubmitted or amended.
- This report must be submitted to the SWDH with a preliminary plat as well as the Subdivision Engineering Report (SER). Also, SWDH requires a preliminary development meeting to begin the SER process.
- To verify soil profile components at actual drainfield locations, soil exploration by test pits or borings, with approval by SWDH personnel, will be required following development of the preliminary plat.

Again, these results, as of the completion of this report, have not been reviewed by IDEQ or SWDH. Therefore, a revision in assumed hydraulic conductivity value, or other parameters used in the mass-balance spreadsheet, may be required subsequent to the SWDH and IDEQ review, and consequently, the allowable number of lots may change significantly. If so, the SWDH and IDEQ will request that this report be resubmitted or amended with revised values.

**From:** Charles Jensen  
**Sent:** Wednesday, February 23, 2022 3:47 PM  
**To:** Martin Maestrejuan  
**Subject:** RE: Np Conclusion

Mr. Maestrejuan,

Atlas was hired by Mr. Martin Maestrejuan to complete a nutrient pathogen study for his proposed subdivision. Our results indicate that the down-gradient nitrate concentration for the individual lots using standard septic tank systems ranged from 1.3 to 1.8 mg/L. The Point of Compliance Nitrate Concentration value of 2.0 mg/L should not be exceeded if regular septic systems are used.

Thanks,



**Bryar Jensen, EI**  
Staff Engineer  
O: 208.376.4748 C: 503.816.2064

**From:** Martin Maestrejuan <[mmaestrejuan@hotmail.com](mailto:mmaestrejuan@hotmail.com)>  
**Sent:** Wednesday, February 23, 2022 3:25 PM  
**To:** Charles Jensen <[Charles.Jensen@oneatlas.com](mailto:Charles.Jensen@oneatlas.com)>  
**Subject:** [EXTERNAL] Np Conclusion

[External Email] This email originated from outside of the Atlas mail system. Please use caution when opening attachments.

Sent from [Mail](#) for Windows

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and/or confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any use and/or dissemination of any of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.



**From:** Jack Nygaard  
**Sent:** Friday, March 3, 2023 11:21 AM  
**To:** mmaestresjuan@hotmail.com  
**Subject:** Flying Arrow Subdivision Addendum

Hi Martin,

I touched base with Fritz Durham over at DEQ. He stated that the NP Study has been approved. It was approved in 2022. I got the approval uploaded in your file. I attached what Fritz sent over here.

Thanks, and good luck with the County.


Jack

## MEMORANDUM

---

Date: May 20, 2022

To: Stephen Fitzner, Mitch Kiester, Southwest District Health Department

From: Fritz Durham, Department of Environmental Quality 

Subject: Addendum No. 1, Level One Nutrient Pathogen Study, Flying Arrow Landing, 18257 Batt Corner Road, Wilder, Idaho

On March 10, 2022, the Idaho Department of Environmental Quality (DEQ) received *Addendum No. 1, Level One Nutrient-Pathogen Study, Flying Arrow Landing* (NP Addendum), dated March 7, 2022. The NP Addendum was prepared by Atlas Technical Consultants of Boise, Idaho for Martin Maestrejuan of Wilder, Idaho. The NP Addendum adequately addressed the revisions and/or additional information requested in DEQ's March 1, 2022, memorandum to Southwest District Health. The March 1, 2022, memorandum was our technical review of *Level One Nutrient-Pathogen Study, Flying Arrow Landing* (Atlas; January 3, 2022). With the information included in the NP Addendum, DEQ can approve the NP Study for the Flying Arrow Landing subdivision.

If you have any questions or would like to discuss DEQ's review of the nutrient pathogen study, please contact me by phone at 208-373-0183 or by e-mail at [Fritz.Durham@deq.idaho.gov](mailto:Fritz.Durham@deq.idaho.gov).



# WILDER RURAL FIRE PROTECTION DISTRICT



Chris Wolf  
Commissioner Dist 1

601 Patriot Way  
Wilder, ID 83676

Steve Rhodes  
Fire / EMS Chief

Brandon Badiola  
Commissioner Dist 2

208-482-7563

Chad Christiansen  
Assistant Chief

Mike Gooding  
Commissioner Dist 3

March 1, 2023

Jeanne Maloney  
Secretary

To: Martin Maestrejuan  
cc: Alice Pegram/City of Homedale

**Subject: Water Suppression for Flying Arrow Landing Subdivision, Wilder, Idaho**

You have requested specific information concerning the Wilder Fire District's water suppression requirements for building homes in the Wilder area. Specifically, you are looking at building homes in the area of Bohner Road and Batt Corner Road, located in Wilder within Canyon County, and also within the city of Homedale's municipal water zone.

The following are Wilder Rural Fire Protection District's water supply requirements for fire suppression:

**Municipal Water System:** A fire hydrant, supplied by a municipal water system capable of supplying 1,500 GPM, located within 1,200 feet driving distance of the residence.

For non-municipal water systems, homes that are greater than 3,600 square feet (including the garage), the property owner has the following water supply options:

1. **Private and/or Community Well:** A fire hydrant, supplied by a private and/or community water system, located within 1,200 feet driving distance of the residence. The hydrant shall be capable of supplying 1,500 GPM. For a private and/or community well to be considered as a water supply, the owner will be required to provide fire flow information from the water purveyor that verifies the well is capable of the required fire flow.
2. **Elevated and Pressure Tanks:** A fire hydrant, supplied by a tank with a water capacity of 180,000 gallons, located within 1,200 feet driving distance of the residence.
3. **NFPA 13D Fire Sprinkler System:** In lieu of the above water systems, an NFPA 13D fire sprinkler system may be installed in the residence, Plans for the design of the fire sprinkler system are required to be submitted to the fire jurisdiction for review and approval. Installation inspections of the system will be carried out by the fire jurisdiction.

Turnaround requirements to support fire equipment will be the responsibility of each lot/homeowner.

Please let us know if you have any questions.

Sincerely,

Chad Christiansen

CC/jmm

**From:** Christopher Pettigrew  
**Sent:** Thursday, March 2, 2023 9:55 AM  
**To:** Martin Maestrejuan  
**Cc:** Bob Watkins; L. Kurt Smith  
**Subject:** RE: Layout

Hi Martin,

Thank you for the updated plans. After reviewing them it appears the previous comments have been addressed except for the minor comments mentioned in the attached email. Also attached is the GGHD email response regarding the TIS.

Please let us know if you have any questions or need anything else.

Thank you,

**Christopher S. Pettigrew, P.E.**  
*Project Manager/Engineer, Transportation Services Group  
Technical Resources Team Lead (Central)*

**J-U-B Engineers, Inc.**  
2760 W Excursion Ln, Ste 400, Meridian, ID 83642  
e | [cpettigrew@jub.com](mailto:cpettigrew@jub.com) w | [www.jub.com](http://www.jub.com)  
p | 208.376.7330 (office) c | 208.994.1575  
p | 208.813.7843 (direct)



THE  
LANGDON  
GROUP

GATEWAY  
MAPPING  
INC.

OTHER J U B COMPANIES

**From:** Martin Maestrejuan <[mmaestrejuan@hotmail.com](mailto:mmaestrejuan@hotmail.com)>  
**Sent:** Tuesday, February 28, 2023 3:18 PM  
**To:** Bob Watkins <[bobw@gghd3.org](mailto:bobw@gghd3.org)>  
**Cc:** Christopher Pettigrew <[cpettigrew@jub.com](mailto:cpettigrew@jub.com)>; L. Kurt Smith <[kurt@intermountainengineering.net](mailto:kurt@intermountainengineering.net)>  
**Subject:** [EXTERNAL] RE: Layout  
**Importance:** High

**External Email - This Message originated from outside J-U-B ENGINEERS, Inc.**

Here is the latest I have for you sir. Thank you!!!

Sent from for Windows

**From:**  
**Sent:** Tuesday, February 28, 2023 11:01 AM



**From:** Martin Maestrejuan <[mmaestrejuan@hotmail.com](mailto:mmaestrejuan@hotmail.com)>  
**Sent:** Wednesday, February 23, 2022 12:07 PM  
**To:** Christopher Pettigrew <[cpettigrew@jub.com](mailto:cpettigrew@jub.com)>  
**Cc:** Bob Watkins <[bobw@gghd3.org](mailto:bobw@gghd3.org)>  
**Subject:** [EXTERNAL] Canyon County Commissioners Request

**External Email - This Message originated from outside J-U-B ENGINEERS, Inc.**

-Highway District: Contact the local highway district and request the following questions to be answered: What's the difference between a minor and major collector, and can Batt Corner Road and Boehner Road support the request residential development?

These are the questions I need addressed requested by the Commissioners of Canyon County from my hearing on 2-22-22 at 10 am. I have attached a copy of the plat with this email. Thank you for work sir!!!!

Sent from [Mail](#) for Windows

#### Disclaimer

Note: This e-mail and any attachments involving J-U-B or a subsidiary business may contain information that is confidential and/or proprietary. Prior to use, you agree to the provisions found on the Electronic Documents/Data License, which can be accessed from the footer on the J-U-B home page. If you believe you received this email in error, please reply to that effect and then delete all copies.

This email has been scanned for viruses and malware, and may have been automatically archived.



**From:** Christopher Pettigrew  
**Sent:** Wednesday, February 23, 2022 1:41 PM  
**To:** Martin Maestrejuan  
**Cc:** Bob Watkins  
**Subject:** RE: Canyon County Commissioners Request

Hi Martin,

Here are the Highway Districts' responses to the County Commissioners' questions;

1. What's the difference between a minor and major collector? The American Association of State Highway and Transportation Officials (AASHTO) Green Book defines major and minor collectors as follows;
  - Major Collector Roads—These routes (1) serve county seats not on arterial routes, larger towns not directly served by the higher systems, and other traffic generators of equivalent intra-county importance, such as consolidated schools, shipping points, county parks, and important mining and agricultural areas; (2) link these places with nearby larger towns or cities, or with routes of higher classifications; and (3) serve the more important intra-county travel corridors.
  - Minor Collector Roads—These routes should (1) be spaced at intervals consistent with population density to accumulate traffic from local roads and bring all developed areas within reasonable distances of collector roads; (2) provide service to the remaining smaller communities; and (3) link the locally important traffic generators with their rural hinterland.
2. Can Batt Corner Road and Bohner Road support the requested residential development? Twelve lots are included in the proposed residential subdivision. The additional traffic associated with the proposed lots does not warrant a Traffic Impact Study and is not expected to adversely affect Batt Corner Road and Bohner Road.

Please let us know if you have any questions.

Thank you,

**Christopher S. Pettigrew, P.E.**  
*Project Manager/Engineer, Transportation Services Group  
Technical Resources Team Lead (Central)*

**J-U-B Engineers, Inc.**  
2760 W Excursion Ln, Ste 400, Meridian, ID 83642  
e | [cpettigrew@jub.com](mailto:cpettigrew@jub.com) w | [www.jub.com](http://www.jub.com)  
p | 208.376.7330 (office) c | 208.994.1575  
p | 208.813.7843 (direct)



OTHER J-U-B COMPANIES



United States Department of the Interior  
BUREAU OF RECLAMATION  
Snake River Area Office  
230 Collins Road  
Boise, ID 83702-4520



IN REPLY REFER TO:

MSF-6125  
2.2.3.19

**FEB 27 2023**

Mr. Martin D. Maestrejuan  
P.O. Box 250  
Wilder, ID 83676

Subject: M. Maestrejuan's Use Authorization (Authorization), Contract No. 21-07-11-L5551,  
Roadway and Waterline Crossing Root Lateral and Laht Drain, NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Sec. 34,  
T4N, R5W, B.M., Arrowrock Division, Boise Project, Idaho

Dear Mr. Maestrejuan:

Enclosed for your records is an executed original of the subject Authorization.

Please contact Ms. Lupe Rodriguez, Supervisory Realty Specialist, at (208) 383-2221 if we can  
be of further assistance.

If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access  
telecommunications relay services.

Sincerely,

Bryan R. Horsburgh  
Deputy Area Manager

Enclosure

cc: Mr. Robert Carter  
Manager  
Boise Project Board of Control  
2465 Overland Road  
Boise, ID 83705  
(w/encl)

RETURN TO:  
Bureau of Reclamation  
Attn: MSF-6125  
230 Collins Road  
Boise, ID 83702

Contract No. 21-07-11-L5551

**UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
Arrowrock Division, Boise Project, Idaho**

**USE AUTHORIZATION**

**THIS USE AUTHORIZATION**, hereinafter referred to as Authorization, made this 27 day of February, 2023, pursuant to the Act of Congress June 17, 1902 (32 Stat. 388; 43 U.S.C. §391), and acts amendatory thereof or supplementary thereto, collectively referred to as the Federal Reclamation Laws, specifically, Section 10 of the Reclamation Project Act of 1939 (53 Stat. 1196) and pursuant to regulations promulgated under 43 CFR Part 429, between the **UNITED STATES OF AMERICA**, hereinafter called the **United States**, represented by the official executing this Use Authorization, and **MARTIN D. MAESTREJUAN**, herein after referred to as **APPLICANT**.

WITNESSETH, THAT:

WHEREAS, in connection with the Arrowrock Division, Boise Project, Idaho, the United States, by and through the Bureau of Reclamation, Department of the Interior, hereinafter referred to as Reclamation, has, pursuant to Federal Reclamation Laws, constructed, operates, and maintains certain irrigation works now or hereinafter authorized by Congress and referred to as project facilities; and

WHEREAS, said project facilities, referred to as the Root Lateral and Laht Drain, are operated and maintained by the Boise Project Board of Control, hereinafter referred to as the Board; and

WHEREAS, Reclamation and the Board's primary concern is the continued safe and effective operation of said Federal facilities; and

WHEREAS, Applicant desires to construct, install, operate and maintain a 50' wide roadway over and across the Root Lateral and an 8 inch PVC waterline crossing a minimum of 3 feet below the Root Lateral; an 8inch PVC waterline crossing over and across the Laht Drain. Located south of Boehner Road and Batt Corner Road, for which Reclamation has acquired a right of way for the Root Lateral; and

WHEREAS, the proposed use has been reviewed for the purpose and location as stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and following conditions, Reclamation and Applicant agree as follows:

1. LEGAL

The improvement(s) would cross the Federal facility in the following location:

In a portion of the NE¼SW¼ of Section 34, Township 4 North, Range 5 West, Boise Meridian, in the manner and at the location shown on the attached Exhibits A, B, C, D, and E, attached hereto.

2. SUBJECT TO FEE OWNER APPROVAL

Unless the Applicant is the underlying fee owner, Applicant will acquire the necessary permission from the underlying landowner.

3. FEES

The Applicant has provided an application to obtain this Use Authorization in conformance with Title 43 of the Code of Federal Regulations, Part 429 and a payment of \$100.00 for the application fee. In accordance with 43 CFR 429.18, Reclamation acknowledges that Applicant has paid to Reclamation the associated administrative costs. However, Reclamation reserves the right to recover additional and related administrative costs if the need arises for monitoring, to ensure compliance with the conditions noted above.

4. CONDITIONS

To ensure that the proposed project does not interfere with Reclamation's dominant interest, the following conditions must be adhered to:

a. Reclamation has a contract with the Board to provide irrigation water. Applicant must ensure unrestricted flow and quality of water in the easement or right-of-way so that the proposed project does not interfere with Reclamation's or the Board's ability to fulfill its contractual obligation to deliver water. Applicant shall coordinate with the Board at least 7 days prior to the onset of implementation/construction. This office can be reached at 208-344-1141.

b. Any obstructions or impedance to the flow of project waters or damages to the property or interests of the United States or the Board, caused by the requested use will be promptly addressed at Applicant's expense. Obstructions may occur from, but are not limited to, impacts from trees, shrubs, or other vegetation removal, erosion, rutting or other types of soil deterioration.

c. Applicant agrees that its use will not restrict access to, or diminish Reclamation's or the Board's ability to, operate and maintain its facilities, nor will it interfere with Reclamation's ability to exercise full use and enjoyment of its dominate interest.

d. Reclamation has developed general guidelines for the proposed crossing of Reclamation facilities. Reclamation's *Engineering and O&M Guidelines for Crossings* publication can be found at <https://www.usbr.gov/pn/snakeriver/landuse/authorized/crossings.pdf>.

e. Applicant accepts the requested use location(s) in the existing condition as of the date of this document, Applicant shall keep the premises in a neat and orderly condition at all times, and shall comply with all applicable municipal, County, State and Federal laws, rules and regulations.



f. Implementation/Construction, operation, and maintenance of the use and associated improvements is at Applicant's expense.

g. Implementation/Construction shall be halted immediately if Reclamation or the Board determines that the conditions are not being followed, or if it becomes apparent that damage to the Federal interests may result from implementation/construction.

h. The requested use shall not interfere with the Board, or any other authorized personnel, in the performance of their duties. If the operation, maintenance, or construction in the Federal easement or right-of-way for public works now or hereafter authorized by the Congress should require removal or relocation of the requested use, this removal or relocation will be at Applicant's expense.

i. Applicant agrees to indemnify the United States for, and hold the United States and all of its representatives harmless from, all damages resulting from suits, actions, or claims of any character brought on account of any injury to any person or property arising out of any act, omission, neglect, or misconduct in the manner or method of performing any construction, care, operation, maintenance, supervision, examination, inspection, or other activities of Applicant addressed in this Use Authorization. Reclamation and the Board shall not be responsible for any loss or damage to property arising from issuance of this Use Authorization, including but not limited to damages to growing crops, animals, and machinery; or injury to Applicant's associates, officers, agents, employees, or any others who are on the premises; or for damages or interference caused by natural phenomena.

j. Should Applicant want to perform substantial reconstruction of the Federal facility identified in this Use Authorization, this will require specific permission **not** granted by this Use Authorization. Applicant shall submit an application for the requested use, with a complete project proposal to Reclamation no later than ninety (90) days prior to proposed construction. Applicant agrees to notify in writing and by phone the Middle Snake Field Office, Bureau of Reclamation, 230 Collins Road, Boise, Idaho 83702, 208-383-2200. Reclamation will review the application for current Federal, State and local compliance and guidelines, including the National Environmental Policy Act. Applicant agrees to attend any on-site investigations if requested by Reclamation.

k. Applicant shall protect all survey monuments found within the easement or right-of-way. Survey monuments include, but are not limited to, General Land Office (GLO) and Bureau of Land Management (BLM) Cadastral Survey Corners, reference corners, witness points, geodetic benchmarks and triangulation stations, military control monuments, Reclamation markers, and any other survey monuments. In the event of obliteration or disturbance of any of the above, Applicant shall immediately report the incident, in writing, to Reclamation and the appropriate survey authority. Where GLO or BLM monuments or references are obliterated, Applicant shall coordinate with the BLM to restore the disturbed monument or references. Applicant shall provide a copy of any resultant survey to Reclamation. Applicant shall be responsible for all associated costs.

l. Applicant agrees not to allow contamination or pollution of Federal lands, waters, or facilities by its employees or agents and shall take reasonable precautions to prevent such contamination or pollution from the requested use. Applicant agrees to comply with all applicable Federal, State, and local laws and regulations, and Reclamation policies and directives and standards, existing or hereafter enacted or promulgated, concerning any hazardous material that will be used, produced, transported, stored, or disposed of on the site of the use. Upon discovery of any event which may or does result in contamination or pollution of Federal lands, waters, or facilities, Applicant agrees to initiate any necessary emergency measures to protect health, safety, and the environment, and shall report such discovery and full details of

the actions taken to the Middle Snake Field Office, Bureau of Reclamation, 230 Collins Road, Boise, Idaho 83702, 208-383-2200 and the Boise Project Board of Control, 2465 Overland Road, Boise, Idaho 83705. Reporting shall be within twenty-four (24) hours of occurrence or discovery of the action. Written documentation with full details of the event and the necessary emergency measures taken shall be sent no later than fifteen (15) days after the event. An emergency is any situation that requires immediate action to reduce or avoid endangering public health, safety, or the environment.

m. Depending on the complexity of the proposed use, Applicant shall furnish Reclamation and the Board a copy of the as-built drawing and/or survey upon completion of installation/construction as agreed upon by Reclamation and Applicant. The survey shall provide measured distances or other appropriate location information to show the exact location of the use.

n. This use authorization does not grant any water rights or rights-of-way. This use authorization does not supersede any existing easements, rights-of-way, or reservations.

o. Applicant acknowledges and agrees that this Use Authorization is not and shall not be interpreted as, the authorization of any other use, encroachment or activity upon Project facilities or land except as expressly stated herein. In addition, the Use Authorization shall not in any way be construed as authorization to construct, install, or modify of any facilities, which would permit, allow or enable discharge of storm water run-off into the facilities or works of the United States or the Board. Notwithstanding anything to the contrary contained in this Use Authorization, neither the United States nor the Board approves, authorizes, permits, allows, or accepts any non-agricultural stormwater discharge into any facility owned, operated, and/or maintained by the United States or the Board, whether it be through a pipe, conduit, culvert, canal, lateral, drain or other ditch, or surface or ground water, absent the United States' prior written permission and Board's concurrence per Reclamation regulations and policy. Applicant acknowledges that the authorized works identified in this Use Authorization does not permit nor allow any nonagricultural water discharge to enter the facility.

p. Applicant is aware that if the aforementioned conditions are not followed and the project jeopardizes Reclamation's or the Board's right and ability to operate and maintain the Federal facility, during construction, or at a later date, Reclamation will seek full and just compensation.

q. Each provision of this use authorization shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this use authorization shall be deemed or determined by competent authority to be invalid or prohibited hereunder, such provision shall be ineffective and void only to the extent of such invalidity or prohibition, but shall not be deemed ineffective or invalid as to the remainder of such provision or any other remaining provisions, or of the use authorization as a whole.

r. (1) The grantee agrees to indemnify the United States for, and hold the United States and all of its representatives harmless from, all damages resulting from suits, actions, or claims of any character brought on account of any injury to any person or property arising out of any act, omission, neglect, or misconduct in the manner or method of performing any construction, care, operation, maintenance, supervision, examination, inspection, or other activities of the grantee.

(2) The United States, acting through Reclamation, Department of the Interior, reserves rights to construct, operate, and maintain public works now or hereafter authorized by the Congress without liability for termination of the use authorization or other damage to the grantee's activities or facilities.

(3) Reclamation may, at any time and at no cost or liability to the United States, terminate any use authorization in the event of a natural disaster, a national emergency, a need arising from security requirements, or an immediate and overriding threat to public health and safety.

(4) Reclamation may, at any time and at no cost or liability to the United States, terminate any use authorization for activities other than existing authorized private exclusive recreational or residential use as defined under § 429.2 if Reclamation determines that any of the following apply:

(i) The use has become incompatible with authorized project purposes, project operations, safety, and security;

(ii) A higher public use is identified through a public process described at § 429.32(a)(1); or

(iii) Termination is necessary for operational needs of the project.

(5) Reclamation may, at any time and at no cost or liability to the United States, terminate any use authorization if Reclamation determines that the grantee has failed to use the use authorization for its intended purpose.

(6) Reclamation may, at any time and at no cost or liability to the United States, terminate any use authorization if the grantee fails to comply with all applicable Federal, State, and local laws, regulations, ordinances, or terms and conditions of any use authorization, or to obtain any required permits or authorizations.

(7) The Regional Director may, upon advice of the Solicitor, modify these terms and conditions with respect to the contents of the use authorization to meet local and special conditions.

s. Any activity deemed to be illegal on federal lands will be cause for immediate termination of the use authorization.

## 5. NOTICES

a. Notices served under this Use Authorization shall be in writing and may be delivered by personal delivery; via recognized delivery services such as United Parcel Services (UPS) or Federal Express (FedEx); or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

UNITED STATES	APPLICANT	BOARD
Deputy Area Manager Bureau of Reclamation 230 Collins Road Boise, ID 83702 (208) 383-2200	18257 Batt Corner Road Wilder, ID 83676 (775) 741-7059	Manager Boise Project Board of Control 2465 Overland Road Boise, ID 83705 (208) 344-1141

b. Any notice delivered by personal delivery shall be deemed received by the addressee upon actual delivery. Any notice delivered by certified mail or delivery service shall be deemed received by the addressee on the third business day after deposit. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this paragraph. This paragraph shall apply where

notice is required under this Use Authorization, and no specific requirements are set forth. Where this Use Authorization provides for a specific notice in a different manner, the more specific requirements shall prevail.

c. The parties hereby designate the Deputy Area Manager of the Snake River Area Office, Bureau of Reclamation; Landowner; and the Manager of Boise Project Board of Control, as their respective authorized representatives for this Use Authorization. These individuals shall have authority to take any action allowed or required under this Use Authorization, on behalf of their employer. The parties may change their designated representatives at any time by giving notice of such change in accordance with this Article.

6. INCREASED COSTS

If the construction, operation, or maintenance of any or all of such structures and facilities of the United States across, over, under, or upon said right of way should be made more expensive by reason of the existence of improvements or works of Applicant thereon, such additional expense is to be estimated by the Reclamation, whose estimate is to be final and binding upon the parties hereto. Applicant will make payment thereof to the United States or any of its successors or assigns within (30) days after demand is made upon Applicant for payment of any such sums. As an alternative to payment, Applicant, at its sole cost and expense and within the time limits established by the United States, may remove or adapt its facilities constructed and operated by it on said right of way to accommodate the aforementioned structures and facilities of the United States. Applicant shall bear any costs incurred by the United States occasioned by the failure to remove or adapt its facilities within the time limits specified.

7. OFFICIALS NOT TO BENEFIT

No Member of Congress shall be admitted to any share or part of any contract or agreement made, entered into, or accepted by or on behalf of the United States, or to any benefit to arise thereupon.

IN WITNESS WHEREOF, the parties hereto have executed this Use Authorization the day and year first above written.

**APPLICANT**

By Marta Maestresjuan

Title Owner

**UNITED STATES OF AMERICA**

By Bryan R. Horsburgh  
Deputy Area Manager  
Bureau of Reclamation  
230 Collins Road  
Boise, Idaho 83702-4520

**BOARD**

This Use Authorization has been considered and is hereby approved by the Boise Project Board of Control the 3 day of FEBRUARY, 2023.

By Robert Carter  
Robert Carter, Manager



ACKNOWLEDGEMENT

STATE OF IDAHO )  
 )ss  
County of Ada )

On this 3 day of February, 2023 personally appeared before me, the undersigned notary, Robert Carter, known to me to be the official of the **Boise Project Board of Control** who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said Boise Project Board of Control, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
Notary Public in and for the  
State of ID  
Residing at Meridian ID  
My commission expires 3-12-27

ACKNOWLEDGEMENT

STATE OF Idaho )  
 )ss  
County of Ada )

On this 24 day of February, 2023, personally appeared before me, the undersigned notary, Martin Maestre Juan, known to me to be the person who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)



[Signature]  
Notary Public in and for the  
State of Idaho  
Residing at 1775 W. State St. Boise, ID 83702  
My commission expires 01/12/2028

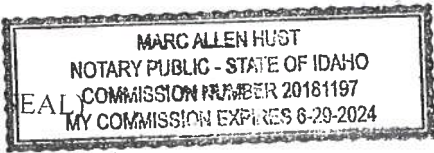


ACKNOWLEDGEMENT

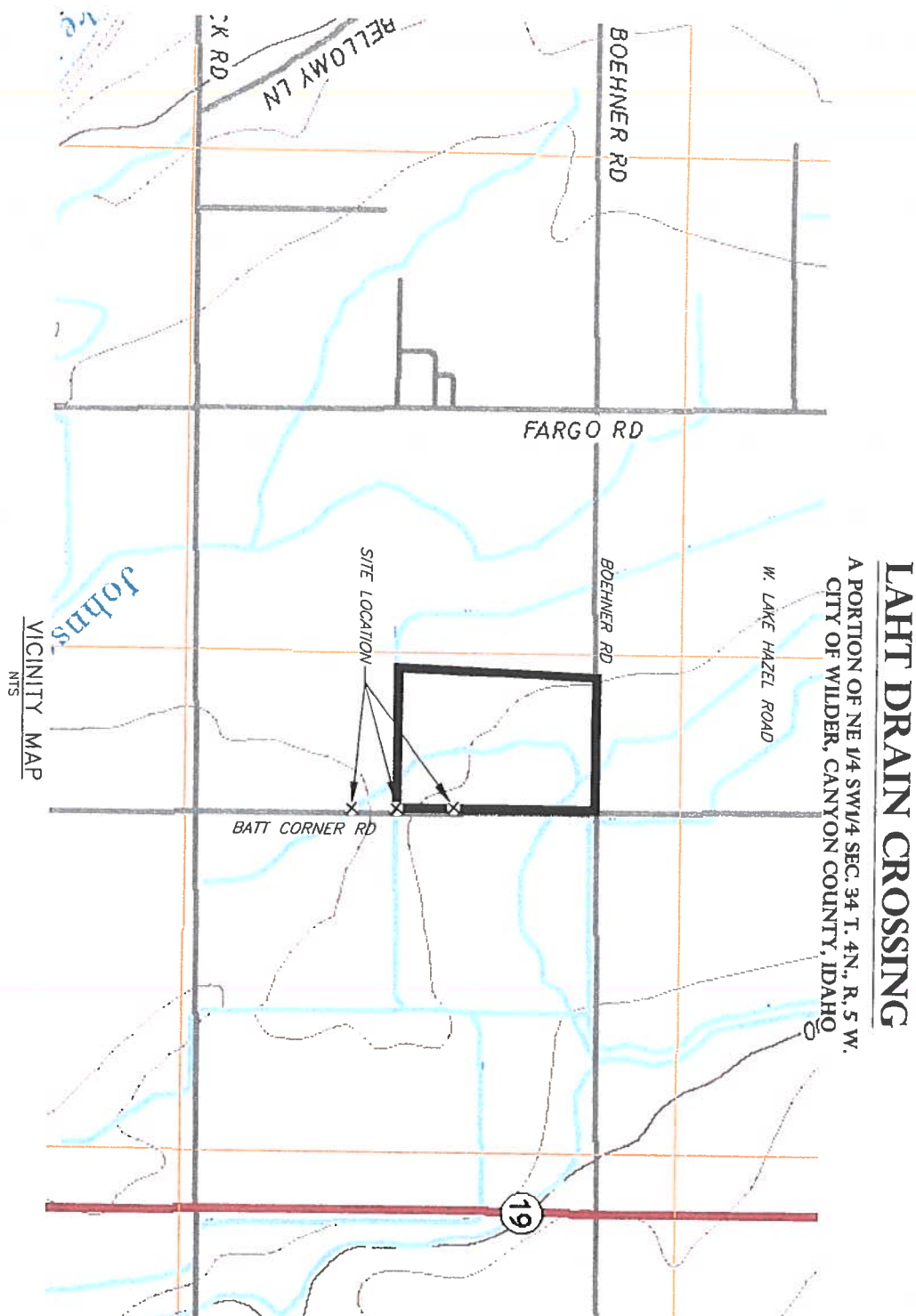
STATE OF IDAHO )  
 )ss  
County of Ada )

On this 27 day of FEBRUARY, 2023, personally appeared before me Bryan R. Horsburgh, to me known to be the official of the **United States of America** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said United States for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Marc Allen Hust  
Notary Public in and for the  
State of ID  
Residing at Boise  
My commission expires 6/29/2024



# LAHT DRAIN CROSSING

A PORTION OF NE 1/4 SW 1/4 SEC. 34 T. 4N., R. 5 W.  
CITY OF WILDER, CANYON COUNTY, IDAHO

JOHN'S  
VICINITY MAP  
NTS

SITE LOCATION

BATT CORNER RD

FARGO RD

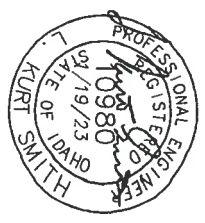
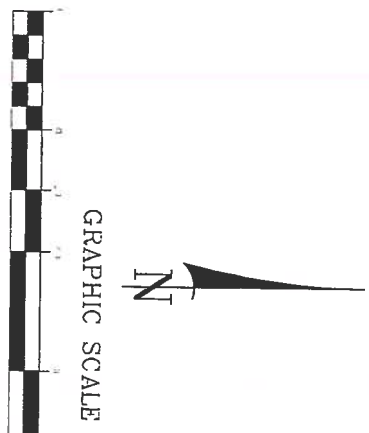
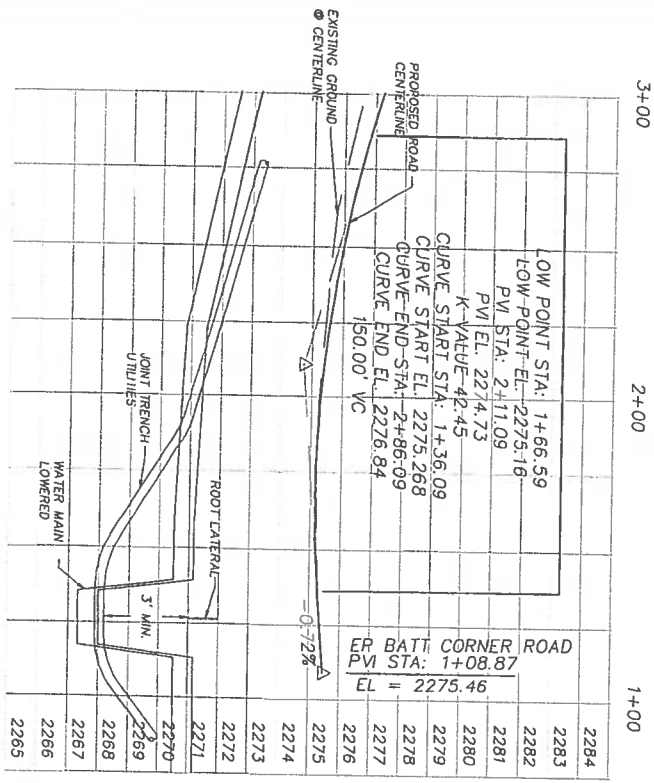
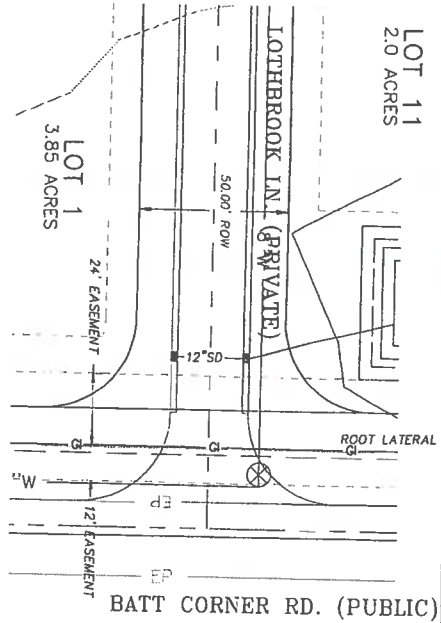
BOEHNER RD

W. LAKE HAZEL ROAD

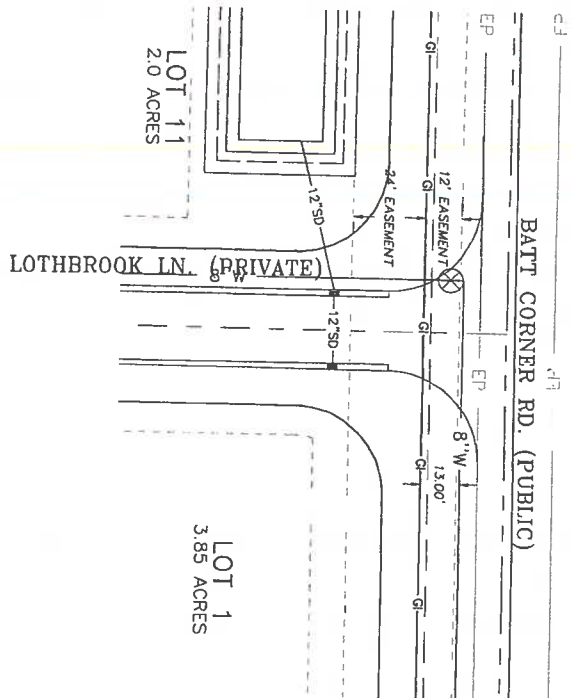
19



DRAWING TITLE: LAHT DRAIN CROSSING TOPO QUAD MAP		JOB NO. MA2STREJUAN SHEET NO. MA2STREJUAN_PP	CLIENT: MARTIN MAESTREJUAN 18257 BATT CORNER RD, WILDER, IDAHO 83676	INTERMOUNTAIN ENGINEERING P.C. 2547 SOUTHWEST BLVD. METLAKE, ID 83641 (208) 841-1246 (208) 483-2409 Fax	DESIGNED BY: LKS 7/28/2021	DRAWN BY: LKS 7/28/2021	CHECKED BY: LKS	APPROV BY: LKS	NO. BY DATE DESCRIPTION
SHEET NO. 01 OF 03		Rev	FIELD BOOK NO.						1 KS 11/18/21 ISSUED FOR REVIEW
									2 KS 3/31/22 REVISED PER AGENCY REQUEST
									3 KS 9/19/23 ADDED WATER CROSSING'S SOUTH



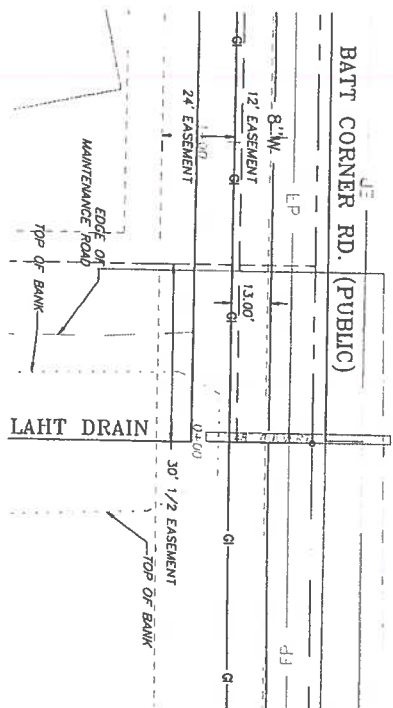
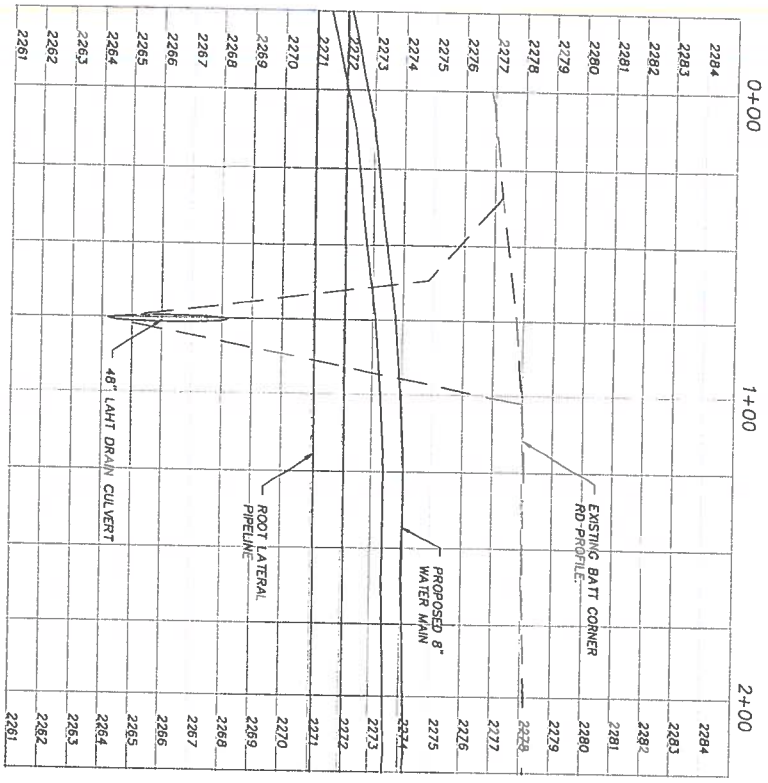
DRAWING TITLE LAHT DRAIN CROSSING LOTHBROOK LN. PLAN & PROFILE		JOB NO. 11257EJAHM SNG NO. MASTERPLAN.PP	CLIENT MARTIN MAESTREJUAN 18257 BATT CORNER RD. WILDER, IDAHO 83676	INTERMOUNTAIN ENGINEERING P.C. 7875 ROUTING RD. SHELBY, ID 83441 (208) 841-1245 (208) 495-2469 Fax ID# 00000000000000000000	DESIGNED BY: LKS 7/28/2021	NO. 1	BY: LKS	DATE: 11/18/21	DESCRIPTION: ISSUED FOR REVIEW
SHEET NO. 02 OF 03		SCALE: 1"=40' V SCALE: 1"=4'	FIELD BOOK NO.		CHECKED BY: LKS	NO. 2	BY: LKS	DATE: 12/31/22	DESCRIPTION: REVISED PER AGENCY REQUEST
Rev					APPROVED BY: LKS	NO. 3	BY: LKS	DATE: 01/14/23	DESCRIPTION: ADDED WATER CROSSINGS SOUTH
						NO. 4	BY: LKS	DATE: 1/19/23	DESCRIPTION: REVISED DRAIN NAME



Station	Elevation	Description
4+00	2284	
	2283	
	2282	
	2281	
	2280	
	2279	
	2278	
	2277	EXISTING GROUND ABOVE ROOT LATERAL CENTERLINE
	2276	PROPOSED LOTHBROOK LN. CENTERLINE
	2275	
	2274	
	2273	
	2272	
	2271	
	2270	
	2269	ROOT LATERAL 3" MIN.
	2268	
	2267	
	2266	WATER MAIN JOINT TRENCH
	2265	
5+00		
6+00		



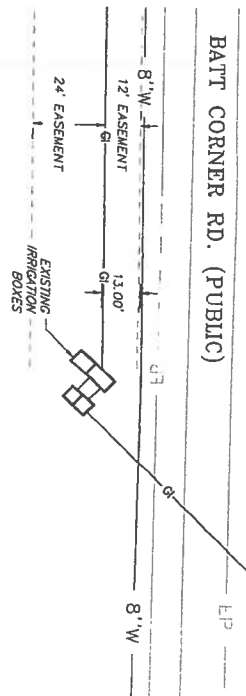
<b>DRAWING TITLE:</b> LAHT DRAIN PLAN & PROFILE		<b>JOB NO. 14152/PC/21/01</b> <b>CLIENT:</b> MARTIN MAESTREJUAN 18257 BATT CORNER RD. WILDER, IDAHO 83676 (775) 741-7059		<b>INTERMOUNTAIN ENGINEERING P.C.</b> 2597 SOUTHWEST BLVD. SUITE 101 BOZEMAN, ID 83611 (208) 611-1245 (208) 495-2469 FAX		<b>DESIGNED BY: LJS</b> 7/18/2021 <b>DRAWN BY: LJS</b> 7/18/2021 <b>CHECKED BY: LJS</b> <b>APPROVED BY: LJS</b>		<b>ISSUED FOR REVIEW</b> 1 KS 11/18/21 <b>REVISED PER AGENCY REQUEST</b> 2 KS 3/31/22 <b>ADDED WATER CROSSINGS SOUTH</b> 3 KS 8/14/22 <b>REVISED DRAIN NAME</b> 4 KS 1/19/23	
<b>SHEET NO. C3 OF C5</b>		<b>FIELD BOOK NO.</b>		<b>SCALE:</b> H SCALE: 1"=40' V SCALE: 1"=4'		<b>DATE:</b> 9/19/23		<b>BY:</b> L. KURT SMITH	



DRAWING TITLE WATER CROSSING LAHT DRAIN CULVERT		JOB NO. MAESTREJUAN DWG NO. MAESTREJUAN_PP	CLIENT MARTIN MAESTREJUAN 18257 BATT CORNER RD. WILDER, IDAHO 83676	INTERMOUNTAIN ENGINEERING P.C. 2587 SOUTHWEST RLYA. HWY. ID 83441 (208) 841-1245 (208) 485-2468 Fax	DESIGNED BY: LKS 7/18/2021	NO. BY DATE	DESCRIPTION
SHEET NO. C4 OF C5		SCALE: NA V. SCALE: NA	(775) 741-7059		DRAWN BY: LKS 7/18/2021	1 KS 11/18/21	ISSUED FOR REVIEW
Rev		FIELD BOOK NO.			CHECKED BY: LKS	2 KS 3/31/22	REVISED PER AGENCY REQUEST
					APPROVED BY: LKS	3 KS 8/14/22	ADDED WATER CROSSINGS SOUTH
						4 KS 1/29/23	REFLECTED DRAIN MARK



Station	Profile	Notes	Station
2281	3+00		2281
2280		EXISTING BATT CORNER RD PROFILE	2280
2279			2279
2278			2278
2277		ROOT LATERAL ROAD WAY CROSSING	2277
2276		PROPOSED 8" WATER MAIN	2276
2275			2275
2274			2274
2273			2273
2272		ROOT LATERAL PIPELINE	2272
2271		WATER MAIN LOWERED	2271
2270			2270
2269			2269
2268			2268
2267			2267



DRAWING TITLE: CROSSING SOUTH OF DEVELOPMENT		JOB NO. MAESTREJUAN SHE NO. MAESTREJUAN.PP	CLIENT: MARTIN MAESTREJUAN 8257 BATT CORNER RD, MILDER, IDAHO 83676	INTERMOUNTAIN ENGINEERING P.C. 2847 SOUTHWEST BLVD. MERLAK, ID 83441 (208) 941-1245 (208) 485-2469 Fax	DESIGNED BY: LKS 7/18/2021	NO. BY DATE DESCRIPTION
SHEET NO. CS OF CS		SCALE: NA V. SCALE: NA	FIELD BOOK NO.	DRAWN BY: LKS 7/18/2021	CHECKED BY: LKS	1 CS 11/28/21 ISSUED FOR REVIEW
Rev				APPROVED BY: LKS		2 CS 3/31/22 REVISED PER AGENCY REQUEST
						3 CS 8/14/22 ADDED WATER CROSSINGS SOUTH
						4 CS 1/19/23 REVISED DRAIN NAME

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R37244	MERVIN CHESTER B	26747 BOEHNER RD	WILDER	ID	83676
R37243011	BEAVER SARAH KANDACE	26289 BOEHNER RD	WILDER	ID	83676
R37243014	VILLAFANA MIGUEL A	26268 USTICK RD	WILDER	ID	83676
R37244011	MAESTREJUAN MARTIN DARIO	PO BOX 250	WILDER	ID	83676
R37247	CONE BERTHA I LIFE ESTATE	18177 BATT CORNER RD	WILDER	ID	83676
R37244010	BYRNE MICHAEL	26749 BOEHNER RD	WILDER	ID	83676
R37244010A	WILLIAMS DEBRA ANN	26753 BOEHNER RD	WILDER	ID	83676
R37254010	DOAN ROBERT K	PO BOX 92	HUSTON	ID	83630
R37246010	HIDALGO JERVER	18179 BATT CORNER RD	WILDER	ID	83676
R37240	FARGO FARMS INC	25502 UPPER PLEASANT RIDGE RD	WILDER	ID	83676
R37246	CONE BERTHA I LIFE ESTATE	18177 BATT CORNER RD	WILDER	ID	83676
R37248010	HOMEDALE CITY OF	PO BOX 757	HOMEDALE	ID	83628
R37253	DERUYTER PROPERTIES LP	PO BOX 580	MARSING	ID	83639
R37250	TROOST FAMILY LIVING TRUST	30540 SABIN RD	PARMA	ID	83660

## Notice of Neighborhood Meeting

### Pre-application requirement for a Public Hearing

Date: 02-23-23

Dear Neighbor,

I am in the process of applying to rezone my property to Canyon County Development Services. 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 is for informational purposes and to receive feedback from you as I move through the application process. This is not a Public Hearing before a governing body of the County. Once my application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the rezoning is applied.

The Neighborhood Meeting details are as follows:

**Date:** 03-06-23

**Time:** 6:30 p.m.

**Location:** 18257 Batt Corner Rd. Wilder, ID 83676

**Property description:** Tan stucco house with log front porch facing north.

I look forward to the neighborhood meeting and encourage you to attend. At the time I will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement, and I have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at

XXXXXXXXXXXX

Sincerely,

December 26, 2021

Canyon County Planning & Zoning  
111 N 11<sup>th</sup> Ave Room 140  
Caldwell, ID 83605



**Maestresjuan Subdivision**  
Case No. OR2021-0027, CR2021-0010, & SD2021-0049

Dear Planning and Zoning Commission,

I have received your letter regarding the Flying Arrow Landing Subdivision Hearing. Martin Maestresjuan is our neighbor and friend but we disagree with the subdivision idea and want to submit a written statement. If I stood up during the hearing he would see it as a betrayal. I have expressed my disagreement about the idea to him, but he would still take it very personally if I expressed those comments in a public hearing. I ask that this letter not be read out loud during the hearing but still considered as testimony.

My wife, Camas, and I live on the 33 acre parcel that is Southeast of the proposed subdivision. We have a pivot and farm the land. To the East of the proposed subdivision is a parcel of land owned by Kyle Beaver that is currently in alfalfa irrigated with a pivot. To the Northeast is a parcel owned by the Truesdale Family that is usually in a potato rotation. To the North is a pivot-irrigated parcel owned by the DeRuyter Family who have large dairy operations and use their crops as feed. To the West, Greg Troost just spent lots of money to bury canals and put up a 7-tower pivot. You already know this information, but I'm using it to make my point. This area we live in has high quality farm ground. This Maestresjuan farm had potatoes recently. He claims he hasn't made money and the soil isn't good which is why he'd like to develop it. That's not exactly true. His farm ground is better than mine and I make money and produce good crops on my farm. He has Turbyfill Sandy Loam and I have Cencove Fine Sandy Loam. His land has much more potential than mine.

The 2030 Comprehensive Plan Survey states that 84% of farmers in Canyon County intend to keep farming in the next 10 years. Of people surveyed, 75% think land use restrictions to protect farm ground is a priority. This is the type of farm the people of Canyon County don't want to see developed. I don't want to see it developed. I want to farm my land for many more years and hopefully my kids can get that chance. We already have a hard time moving equipment because of the traffic. We have to move equipment at odd times of the day in order to do it safely. By adding 12 more homes it will likely add 50 more people, and 24 more cars to the area. This subdivision will make it harder for me to run my business and will make it less safe for those who live nearby and for me when I try to move equipment down the road.



Now, I completely agree with Martin that we need to have more housing availability. That I do agree with. The amount of people that want to move to SW Idaho is immense. If we simply look at Zillow we can see the number of views on properties for sale. If you look at the report of deed transfers there are a lot of out-of-state folks buying property. There is still a lot of space between Martin and the river that could get developed. As a matter of fact, Bob Richner has a farm for sale right next to the Nazarene church. That field is surrounded by houses and a parcel like that makes sense. If we build from inside out, the residents will mostly avoid the country roads and we can still grow while letting more residents and farmers co-exist.

I appreciate you taking the time to read this letter. This is a subdivision we don't want to see in our area and are concerned about the safety and viability of our farming operation as more people move to the country. We ask that you please consider our written testimony as part of the decision.

Sincerely,

Miguel & Camas Villafana  
Villafana Farms, LLC



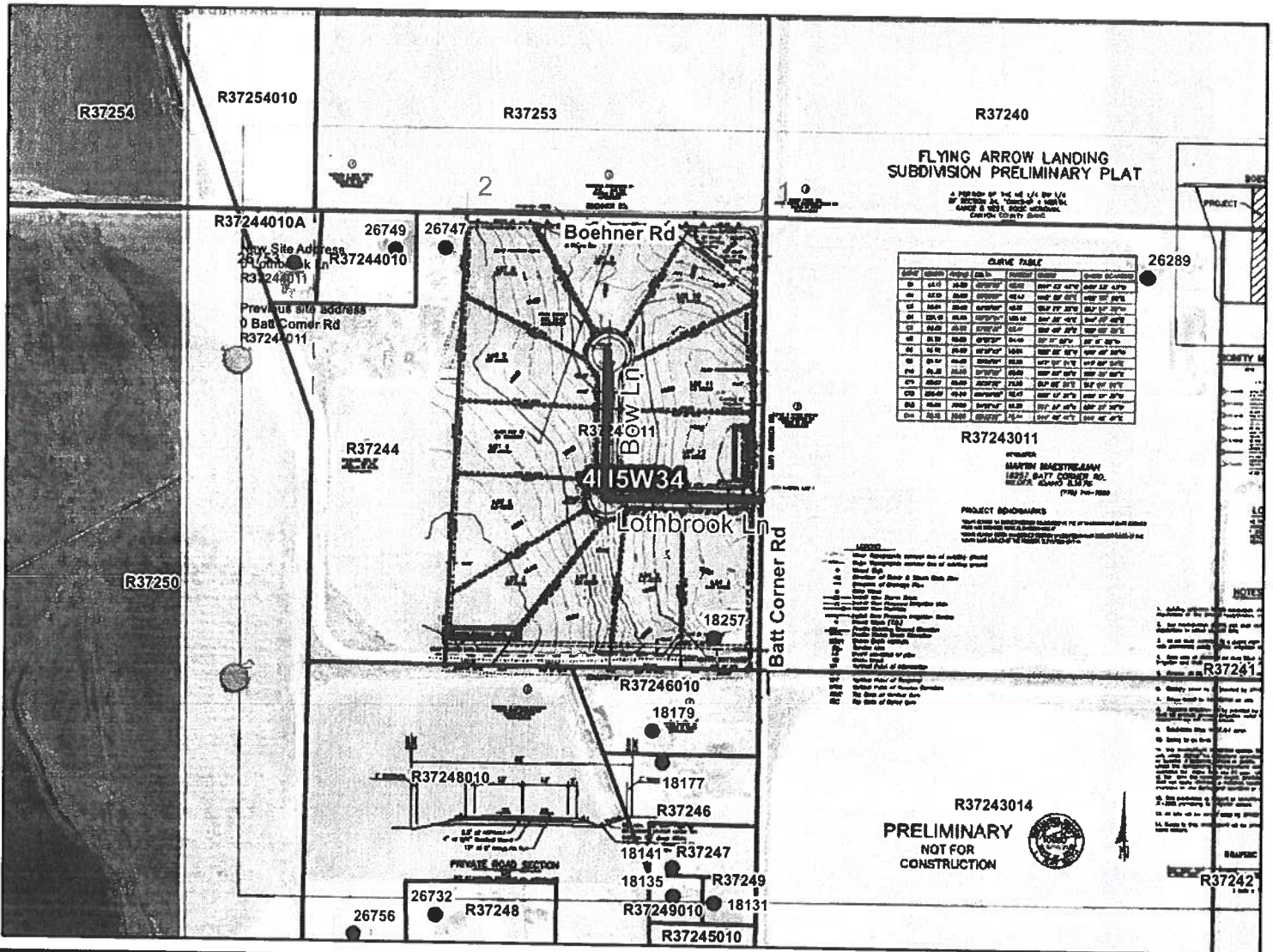
**Issuance of a Certificate of Address**  
**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
 111 North 11th Avenue, #140, Caldwell, ID 83605  
 www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Addressing Ordinance § 06-05-19 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**



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

**Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.**



- Legend**
- Address Point
  - ▨ Caldwell
  - ▨ City Limits
  - ▨ Nampa
  - ══ Highway
  - ══ Interstate
  - ══ Roads

**SCALE** 1 in = 463 feet Map Scale: 1:5,560

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.



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

Canyon County Code of Ordinances 16-007, Article 10

Development Services Department

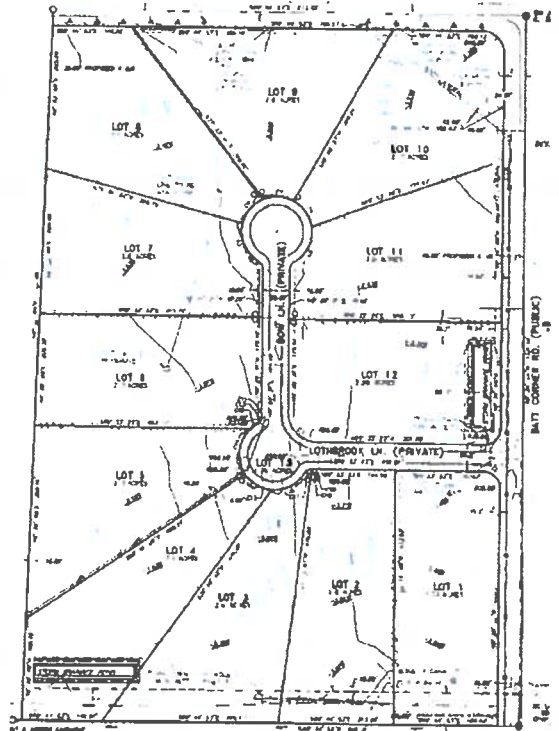
<b>Case Number:</b>	<b>SD2021-0049 - Admin Decision for Flying Arrow Landing Subdivision</b>
<b>Parcel:</b>	<b>R37244011</b>
<b>Property Owner:</b>	<b>Martin Maestrejuan</b>

**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

**Canyon County Development Services**

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

**Building Division Email:** buildinginfo@canyoncounty.i **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