

Madelyn Vander Veen

From: Jenna Jones <jmbball22@gmail.com>
Sent: Monday, January 30, 2023 8:18 PM
To: Madelyn Vander Veen
Subject: [External] Re: School Conditional Use Permit CU2022-0032 - R34484100

Hi Madelyn!

Sorry it has taken longer than expected for us to respond, we appreciate your patience.

School Plan:

- Two studios, one for ages 4-7 yrs old with 8 students max. Second studio for kids 8-12 years old, 12 students max
- Curriculum: We have been approved to start an Acton Academy (<https://www.actonacademy.org>). This program started in Texas and now has more than 300 schools worldwide including one in Boise, Twin Falls, Idaho Falls, and Pocatello. Acton Academy philosophy is about a learner driven education. Emphasis on each child as a "hero" on a hero's journey. Teachers are more guides and facilitators. We will use online programs like Khan academy for core topics.

For our site plan, it is as follows:

- Indoor area: Large carpeted downstairs room with space for tables, chairs and modest library. Large windows. Room connects to kitchen area and has direct access to outdoor area. The younger studio will be downstairs. Upstairs area is another large carpeted area with space for tables, chairs, small kitchen area for fridge, counter space and sink. The older studio will be upstairs. One full bathroom upstairs and one full bathroom downstairs.
- Outdoor area: 1 acre lawn space for soccer and games, tree line separating property from neighbors to the south (no neighbors to the north or east, one neighbor to the west). Sport court with basketball hoop and pickleball standards, playground with slide, swings, and monkey bars on a bedding of pea gravel.
- Drop off/pick up area: Round about drive way in front of the home. Ample parking spaces on west side of the property

Thank you for your assistance and for being our planner! Please let us know if you need more information or if there is anything else we can provide!

Jenna and Wes

On Thu, Dec 8, 2022 at 3:52 PM Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov> wrote:

Hello Jenna and Wes,

I wanted to let you know that your conditional use permit case for a school has been assigned to a planner! Thank you for your patience.

Before I send it out to agencies for comment, I'm hoping to get a more detailed site plan from you. I see that you've stated there will be no changes to the site and the school will be held in the home, but even existing features would be great so we can understand your property. For example, the parking area, if there's a designated outdoor play area, and an interior site plan showing which rooms will be used for the school.

I'm also wondering what kind of curriculum you'll be using, what the age range of the kids will be, and any other information you think may be relevant. These are the kinds of things that may come up at the hearing, so it's best to just have that information out to begin with. I would also recommend contacting Southwest District Health to see if there will be any issues with your current septic situation. Let me know if you have any questions.

Thanks,

Maddy Vander Veen

Planning Technician

208-455-6035

Madelyn.VanderVeen@canyoncounty.id.gov

Canyon County Development Services

111 North 11th Avenue #350

Caldwell, ID 83605

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

March 30, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Use Permit for parcel R3448410000
Case No. CU2022-0032
Applicant: Jenna and Wes Jones
Planner: Madelyn Vander Veen

The property is located at 14031 Silver Ridge Rd, Caldwell, Canyon County, Idaho.

The Black Canyon Irrigation District (District) has the following initial comments regarding this conditional use permit.

This conditional use does not appear to affect any physical land properties and is only adding a use to the property. The District has no specific requirements regarding this proposed conditional use.

If any physical land use changes are proposed in the future due to this conditional use the following items will be strictly enforced.

The District map shows irrigation facilities and irrigation right of ways adjacent to the parcel. Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.

The District and Reclamation will require a signed agreement be in place prior to any changes being made to the sections of the C.E.10.2-6.3, C.E.10.2-6.3 Wasteway, and any appurtenant irrigation facilities that are affected by the proposed permit not listed in this letter.

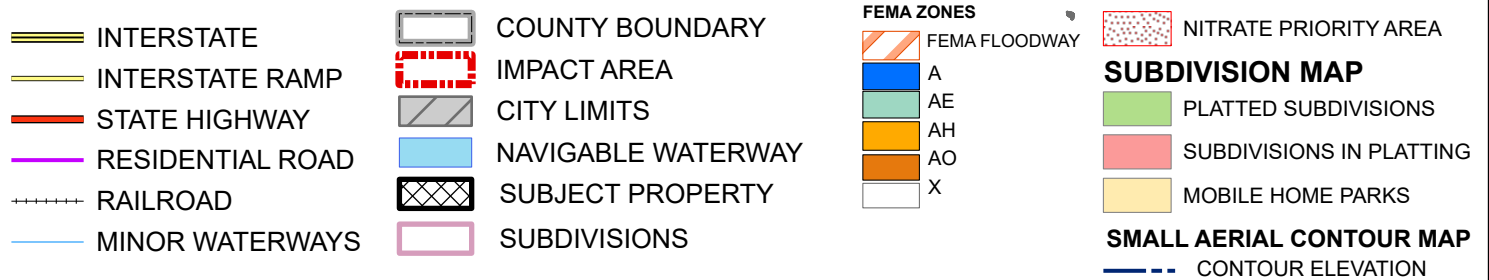
Let us know if you have any questions regarding this letter.

Thank You

Donald Popoff

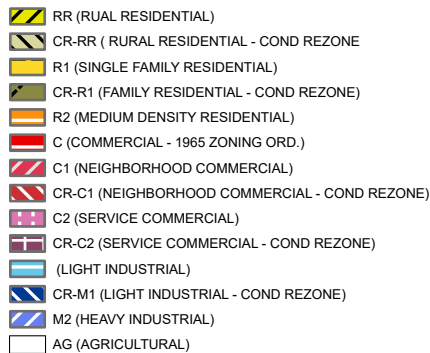
Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

COMMON LEGEND DATA

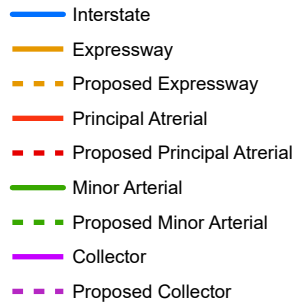


*** ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS ***

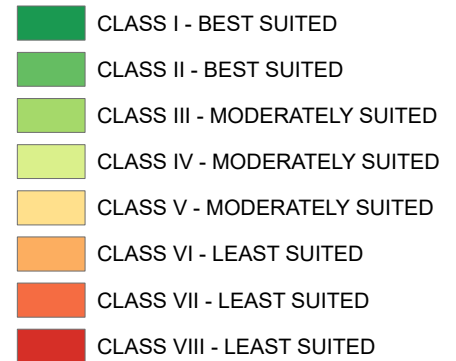
ZONING



FUNCTIONAL CLASSIFICATION (2035)



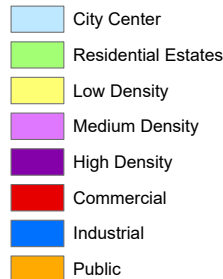
SOIL CAPABILITY MAP



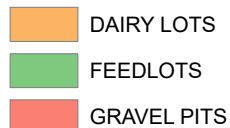
CASE MAP



Caldwell City Comp Plan



GRAVEL PITS, DAIRIES, & FEEDLOTS MAP



NITRATE PRIORITY & WELLS



Nampa City Com Plan



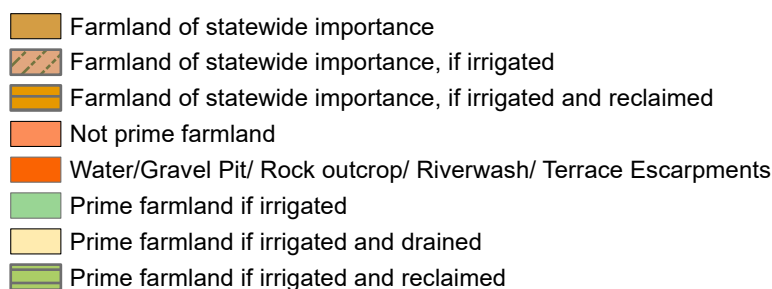
Future Land Use 2030



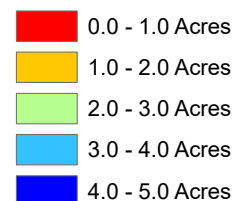
FUTURE LAND USE 2011-2022



PRIME FARMLANDS MAP



LOT CLASSIFICATION



Neighborhood Notification Map

Parcel No. R34484100

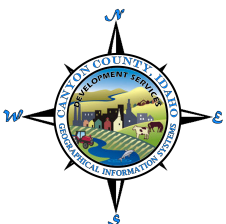
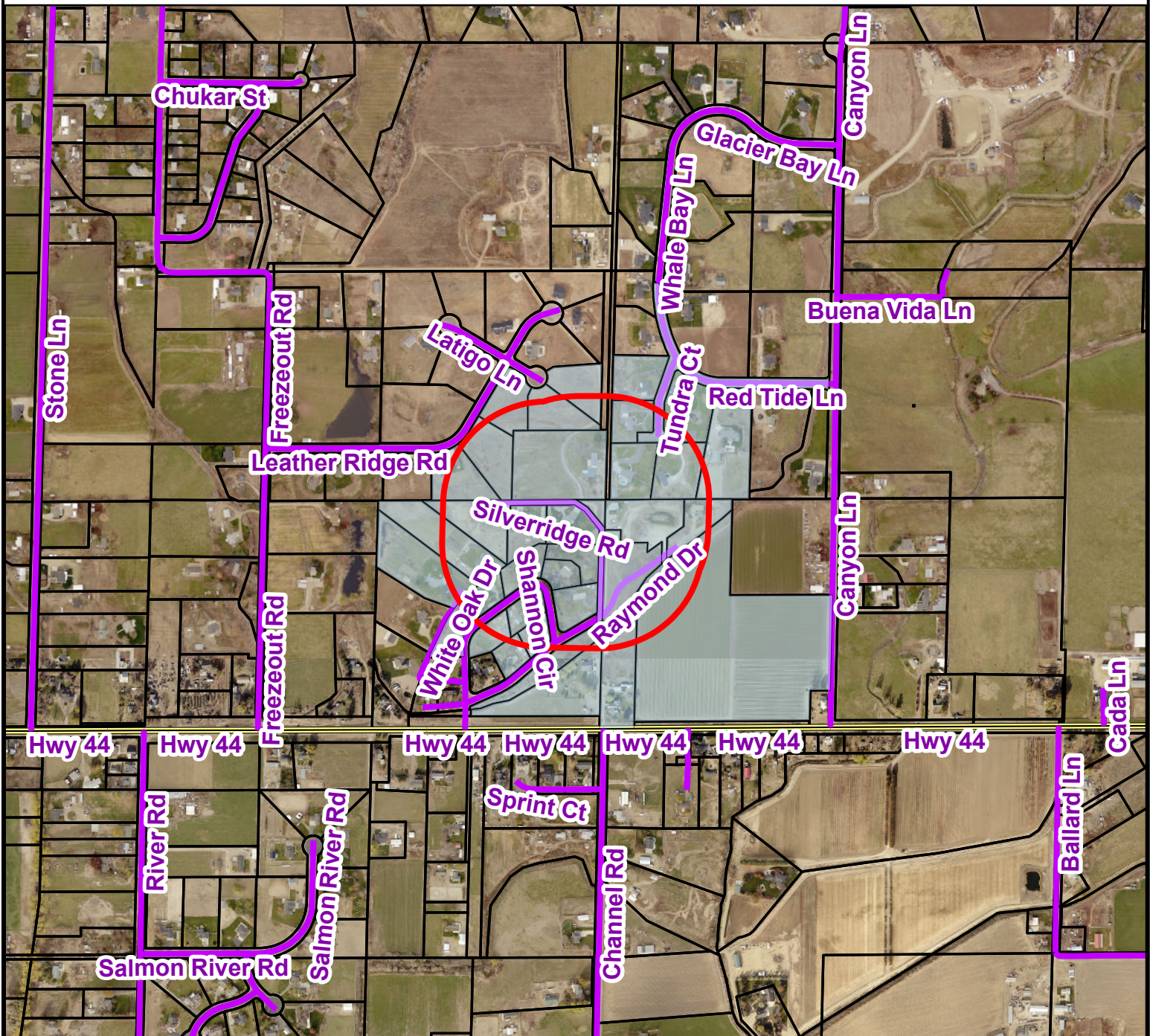
Buffer Distance 600 Feet

Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 6/5/2023
By: Talmeida



Legend

- | | | | |
|--|---------------------|--|------------|
| | NOTIFICATION BUFFER | | Highway |
| | SUBJECT_PROPERTY | | Interstate |
| | NOTIFIED PARCELS | | Local Road |
| | TAX PARCELS | | |

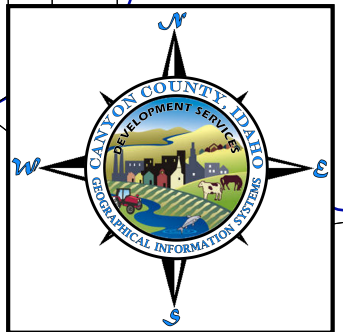
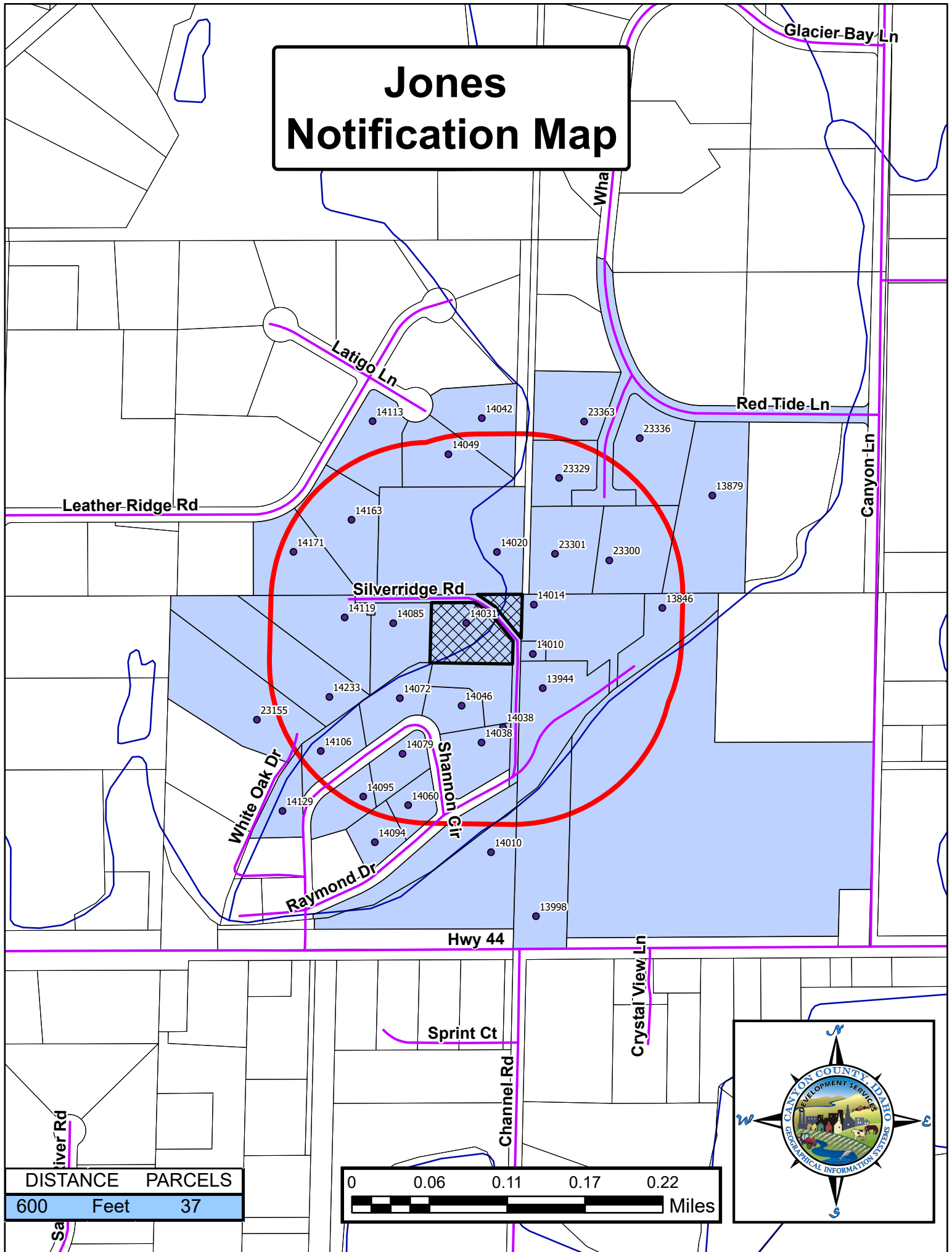
SCALE

1:9,915

1:9,915

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Jones Notification Map



IMAGES WERE FLOWN IN THE FALL OF 2020.

Jones Small Air Photo 1 Mile

FINAL PLAT OF SADDLEBACK RIDGE ESTATES SUBDIVISION

SLOPE ESTATES #1

Red Tide Ln

NORTHSLOPE ESTATES #2

Leather Ridge Rd

Tundra Ct

FRUITDALE FARMS

Silverridge Rd

SLEEPY HOLLOW SUBDIVISION

Raymond Dr

ATKINSON SUB

Canyon Ln

Hwy 44

Shannon Cir

WHITTLE SUB

White Oak Dr

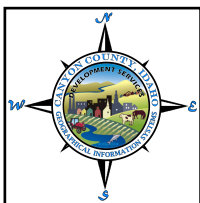
KAMEO SUB

Sprint Ct

FROST FARMS

RIVER ROAD ESTATES

Channel Rd

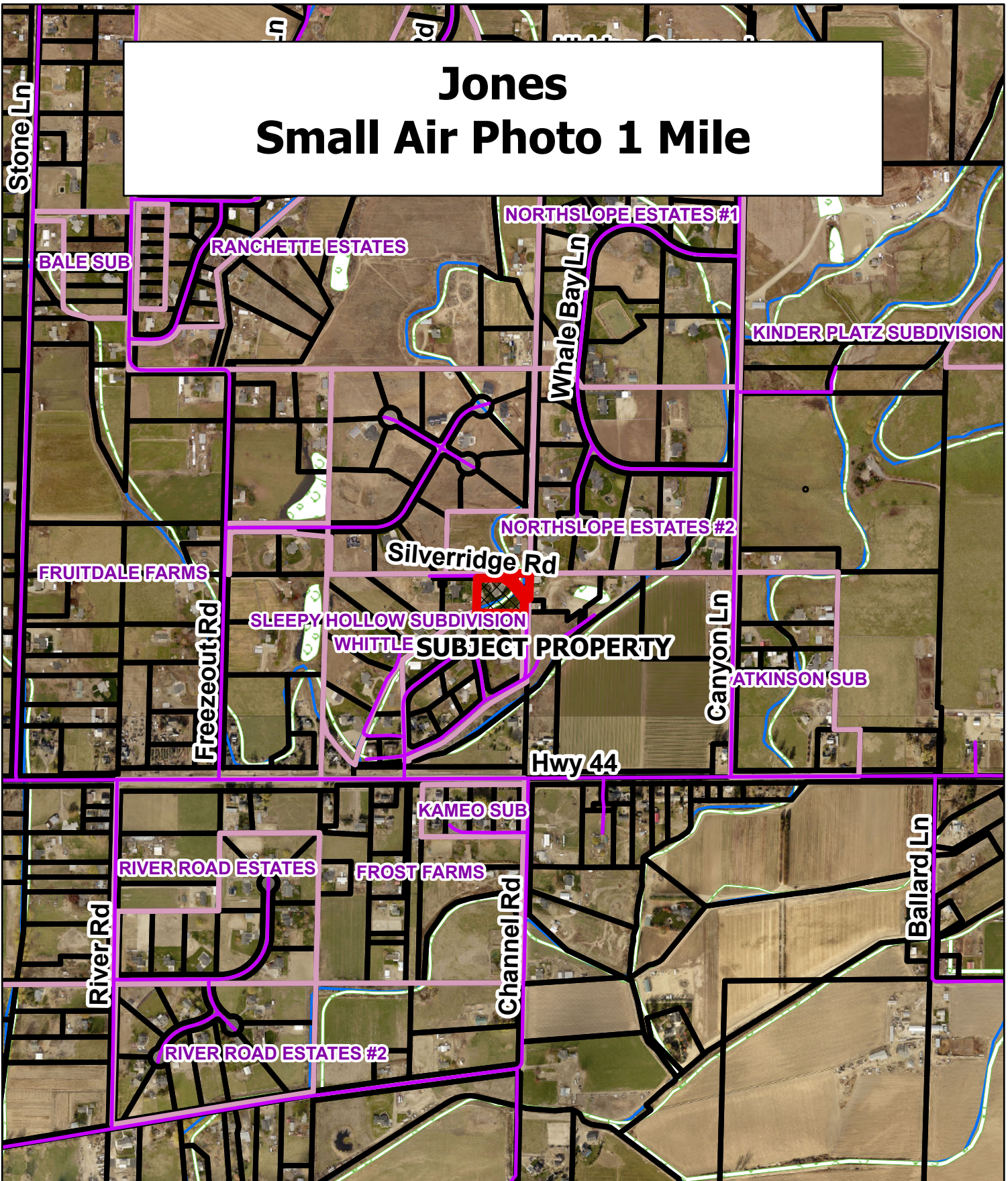


 City Limits
 Wetlands

0 0.15 0.3
Miles

Jones

Small Air Photo 1 Mile

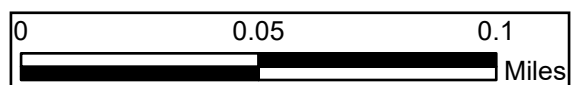
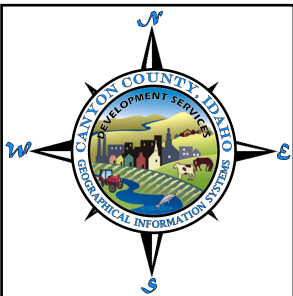
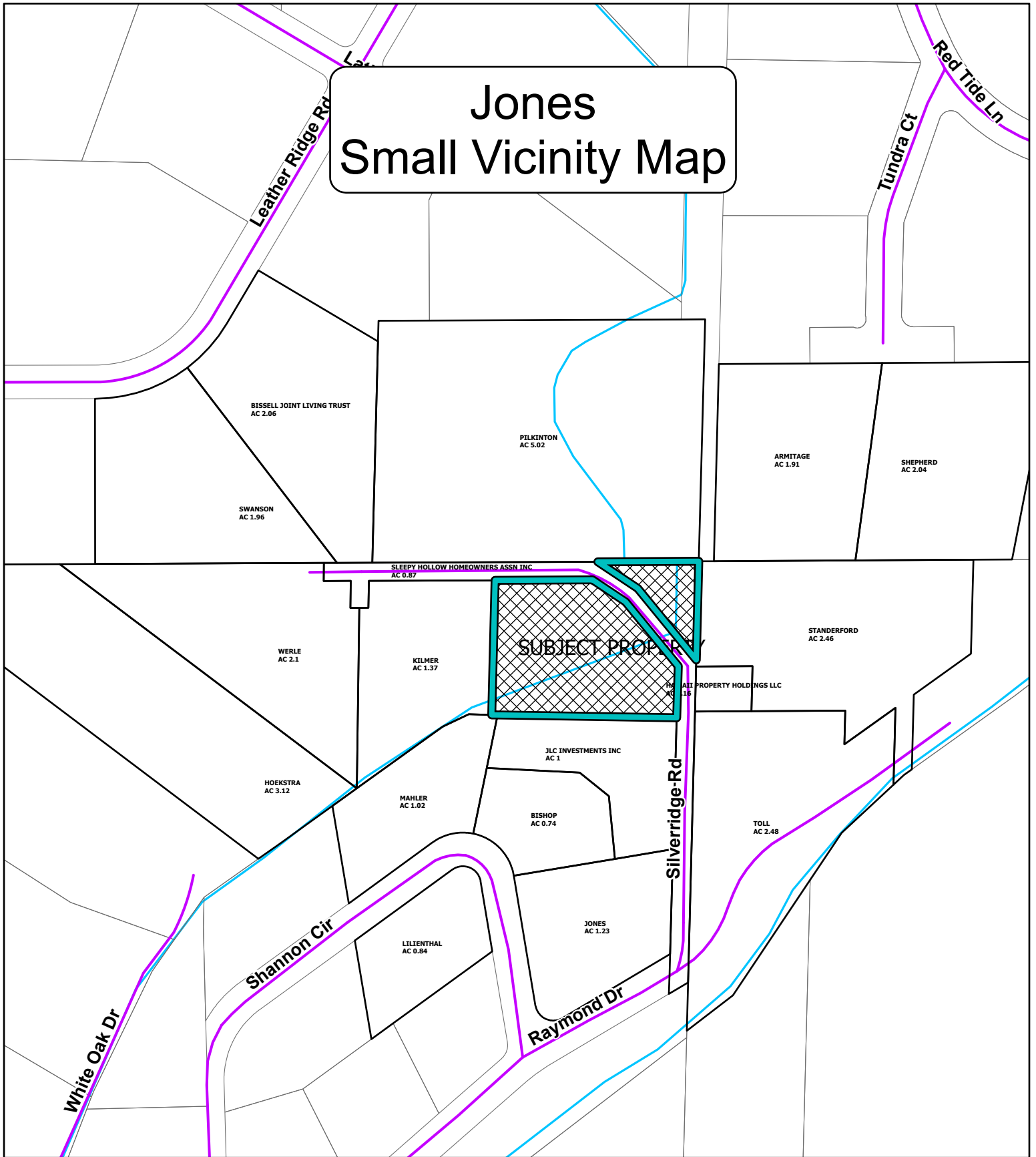


Legend

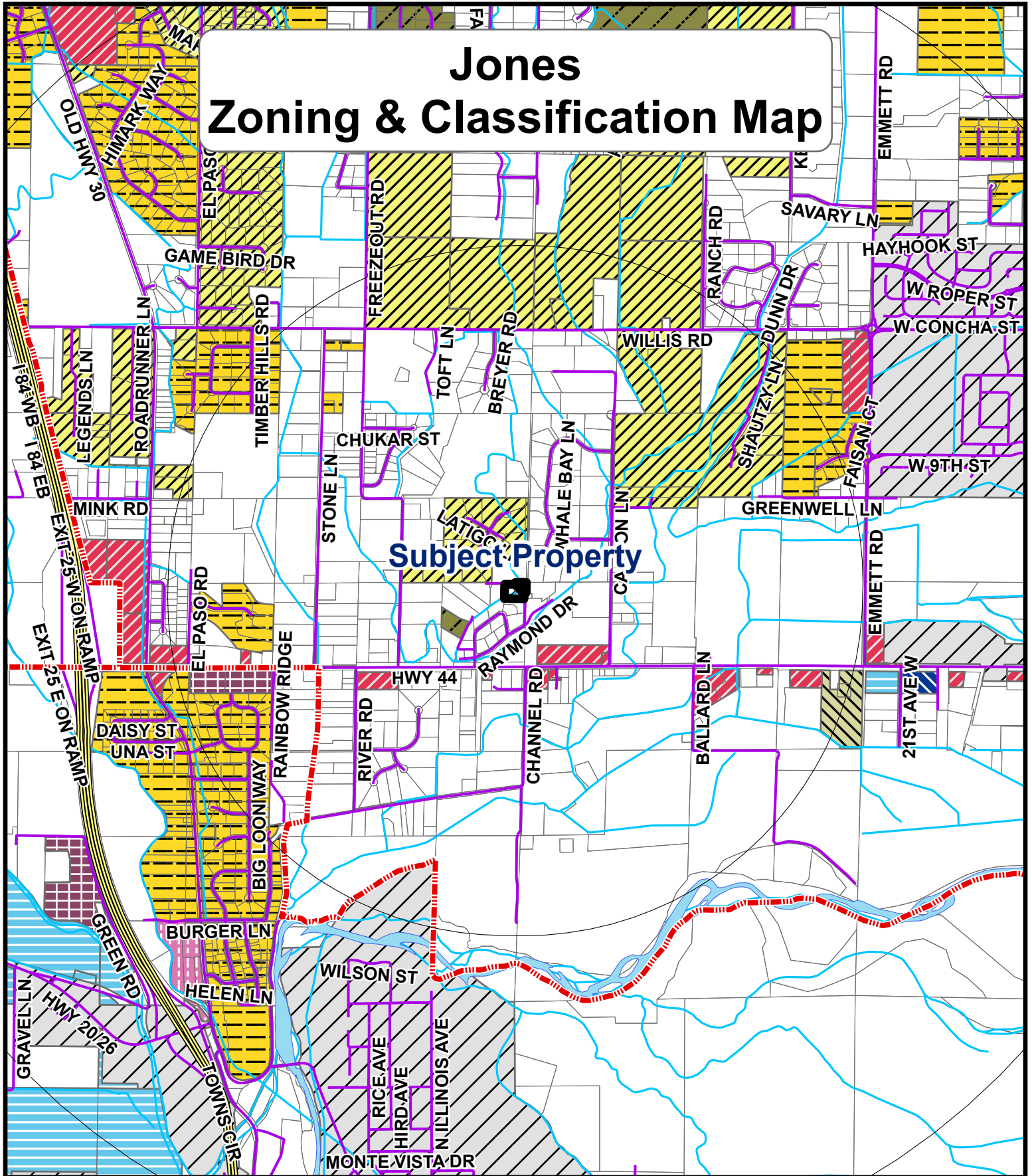
- Wetlands
- City_Limits



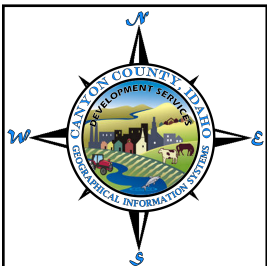
Jones Small Vicinity Map



Jones Zoning & Classification Map

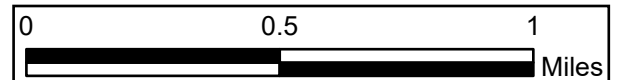


Subject Property

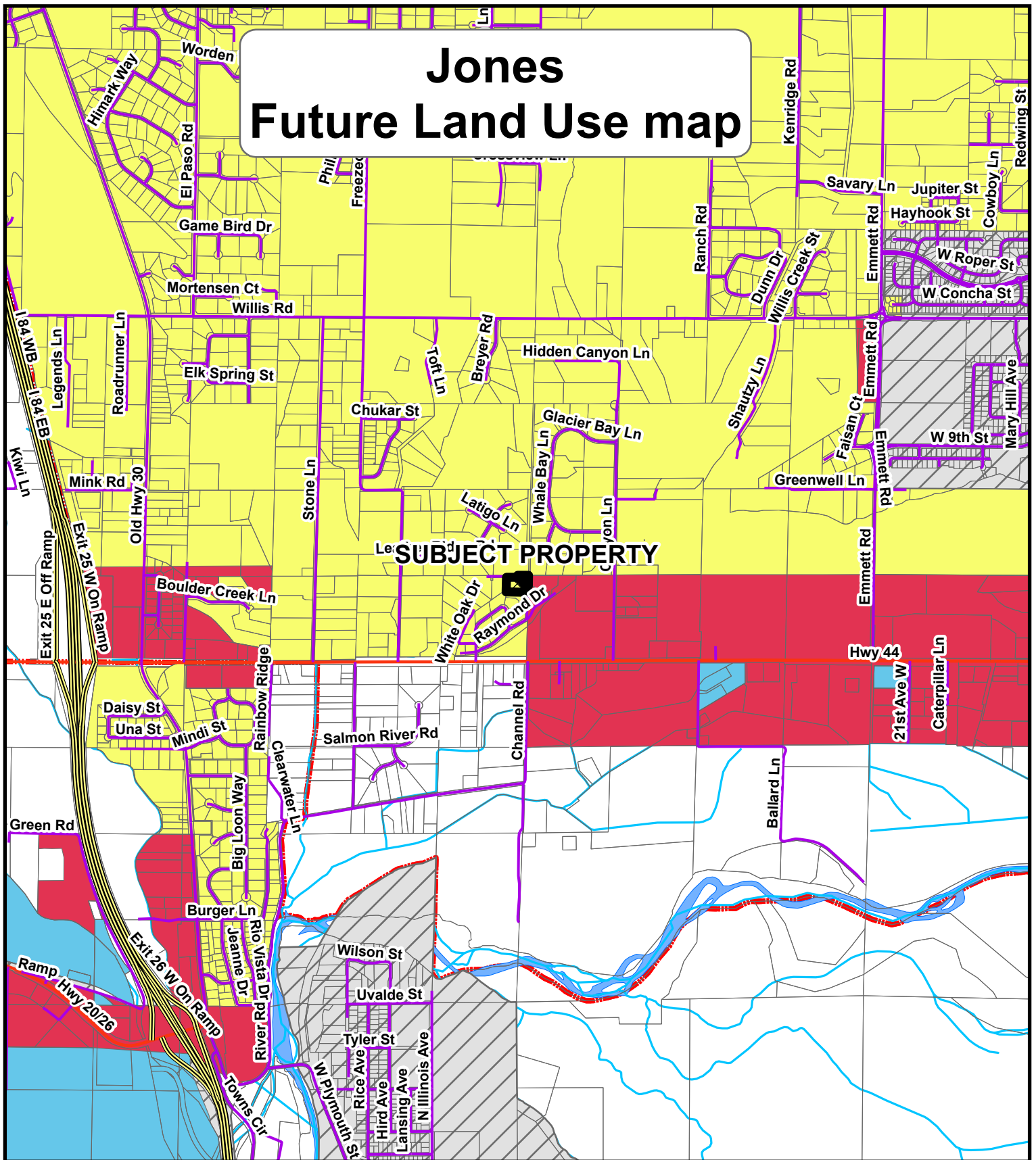


ZONING

	RR		R2		C2		M2
	CR-RR		C		CR-C2		AG
	R1		C1		M1		
	CR-R1		CR-C1		CR-M1		



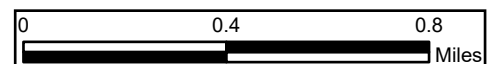
Jones Future Land Use map



Legend

Future Land Use 2011_2022

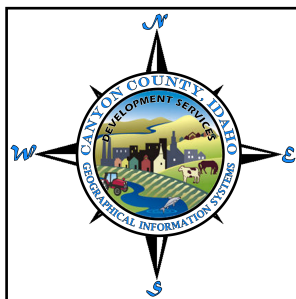
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Jones

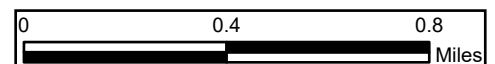
City of Middleton Land Use

SUBJECT PROPERTY



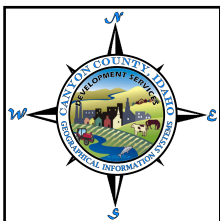
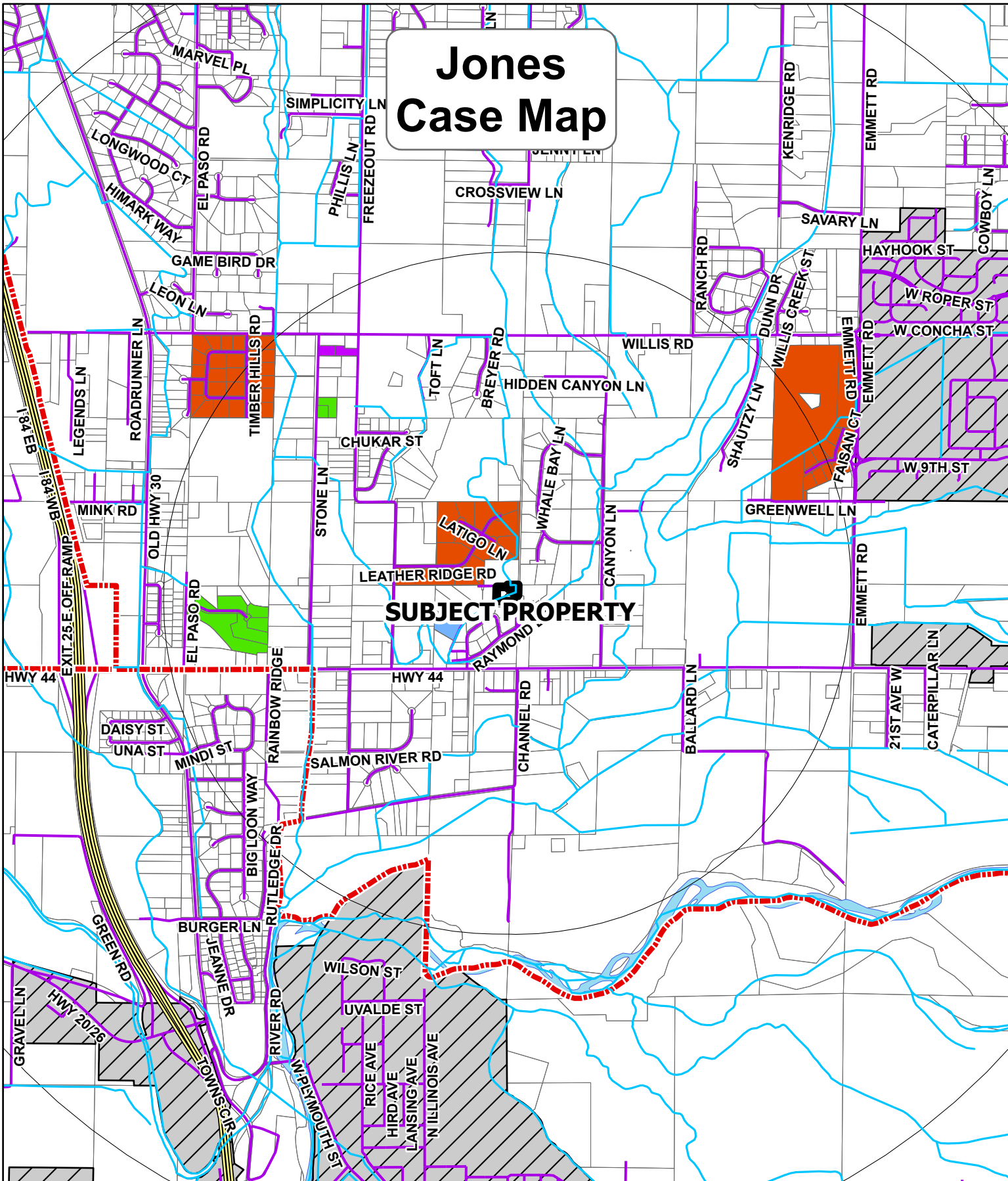
MiddletonCompPlan

- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented



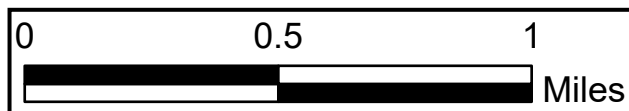
Jones Case Map

SUBJECT PROPERTY



YEAR

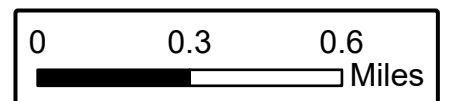
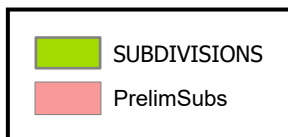
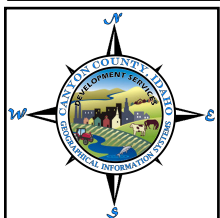
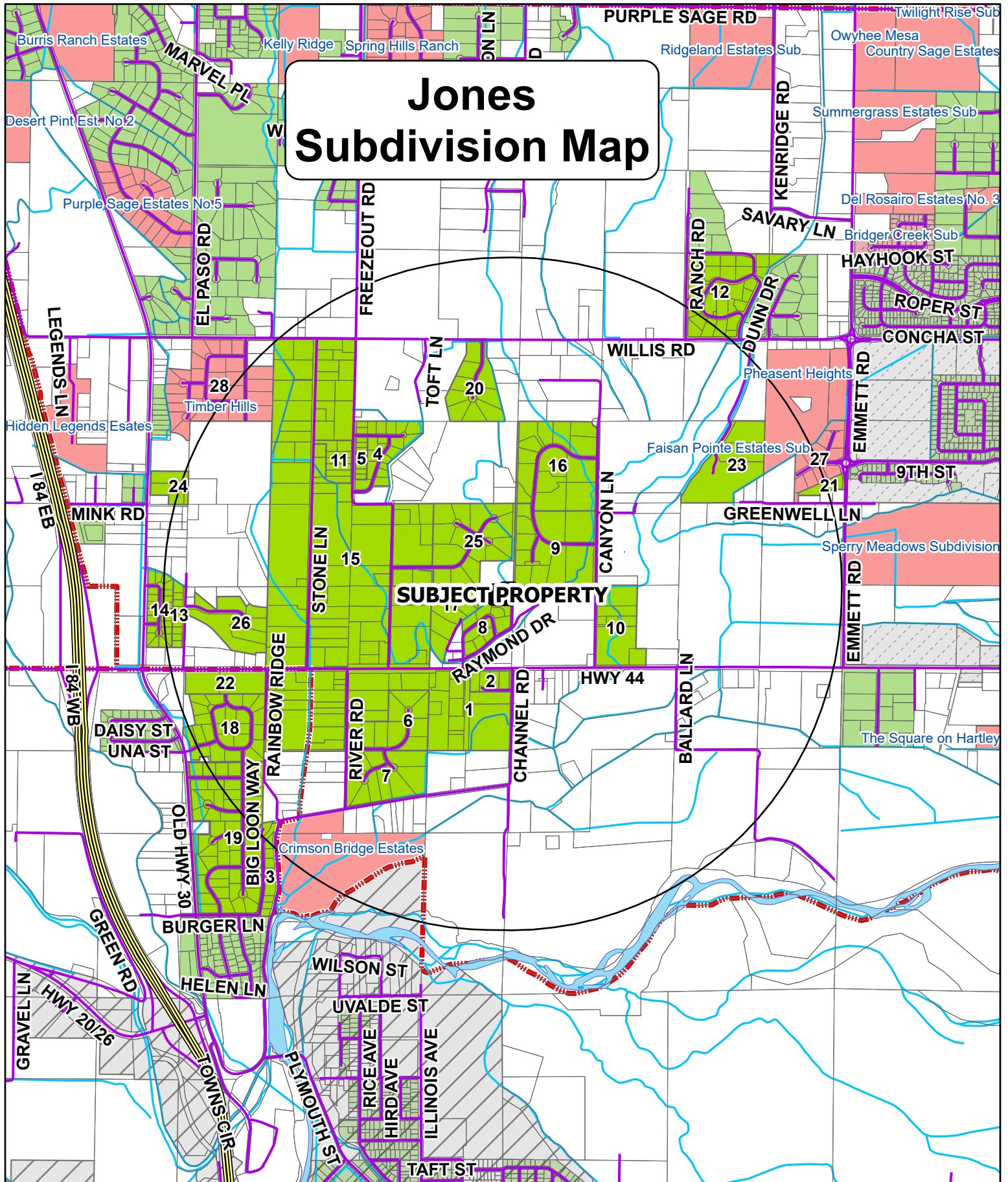
- | | |
|------|------|
| 2023 | 2020 |
| 2022 | 2019 |
| 2021 | 2018 |



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2019-0004	Boulder Creek Sub	Boulder Creek Sub	APPROVED
2	SD2018-0011	Faisan Point Esates Sub	Faisan Point Esates Sub	APPROVED
3	RZ2021-0016	Rezpme AG to R 1	Guijaro	APPROVED
4	RZ2018-29	Rezone RR to R1	Hecl, Dennis	APPROVED
5	RZ2019-0011	Rezone from A to R-1	Ken & Cheyenne Mortensen	DENIED
6	RZ2019-0034	Rezone AG to R1	Mortensen	APPROVED
7	RZ2022-0006	Rezone AG to CR-R1	Phoenix	APPROVED
8	SD2018-0015	Saddleback Ridge Estates	Saddleback Ridge Estates	APPROVED
9	Trison Estates Sub	0	Trison Estates Sub	Approved
10	RZ2019-0040	Rezone AG to R1	Wangsgard, Kathi	APPROVED

Jones Subdivision Map



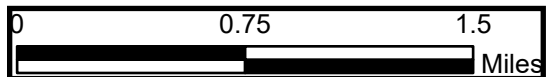
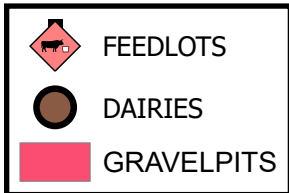
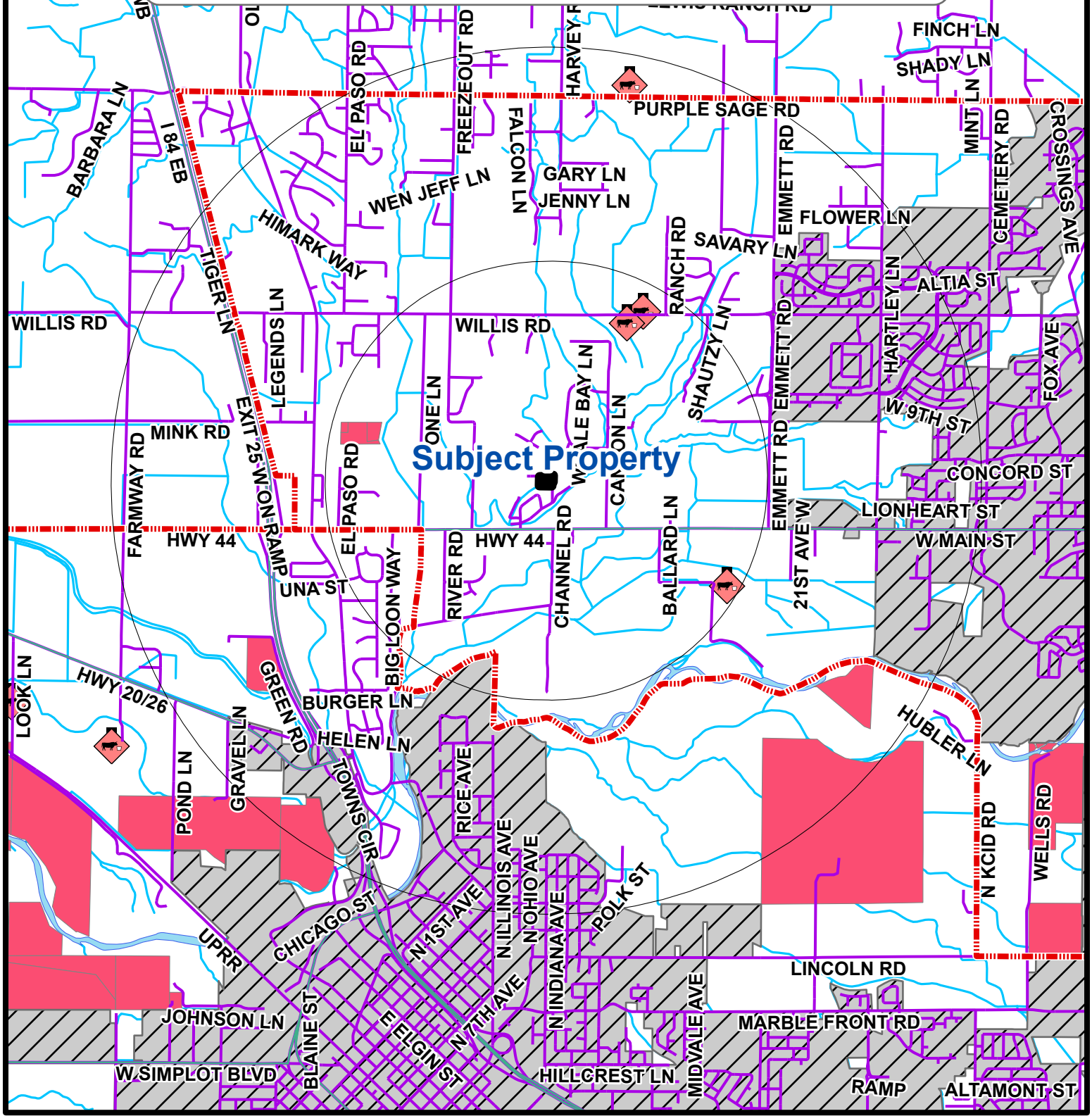
SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
28	968.98	453	1.92	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
4	146.13	212	0.69	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
37	2.36	1.66	0.16	21.84
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
FROST FARMS	1	4N3W10	53.58	20	2.68	COUNTY (Canyon)	1907
KAMEO SUB	2	4N3W10	5.09	4	1.27	COUNTY (Canyon)	2005
RUTLEDGE RANCH SUB	3	4N3W10	10.75	13	0.83	COUNTY (Canyon)	1965
RANCHETTE ESTATES	4	4N3W03	17.05	20	0.85	COUNTY (Canyon)	1972
RANCHETTE ESTATES #2	5	4N3W03	2.89	9	0.32	COUNTY (Canyon)	1974
RIVER ROAD ESTATES	6	4N3W10	21.39	10	2.14	COUNTY (Canyon)	2001
RIVER ROAD ESTATES #2	7	4N3W10	23.92	12	1.99	COUNTY (Canyon)	2003
WHITTLE SUB	8	4N3W03	11.42	10	1.14	COUNTY (Canyon)	1971
NORTHSLOPE ESTATES #2	9	4N3W02	37.37	12	3.11	COUNTY (Canyon)	2005
ATKINSON SUB	10	4N3W02	21.36	10	2.14	COUNTY (Canyon)	1971
BALE SUB	11	4N3W03	7.08	7	1.01	COUNTY (Canyon)	1990
D&S PURPLE SAGE RANCHETTES	12	5N3W35	36.47	31	1.18	COUNTY (Canyon)	1972
FOREST HILLS ESTATES	13	4N3W04	4.82	9	0.54	COUNTY (Canyon)	1987
FOREST HILLS ESTATES #2	14	4N3W04	11.35	21	0.54	COUNTY (Canyon)	1996
FRUITDALE FARMS	15	4N3W03	273.92	83	3.30	COUNTY (Canyon)	1911
NORTHSLOPE ESTATES #1	16	4N3W02	42.71	15	2.85	COUNTY (Canyon)	2004
SLEEPY HOLLOW SUBDIVISION	17	4N3W03	17.60	6	2.93	COUNTY (Canyon)	2005
SOUTHWICK ESTATES	18	4N3W09	29.57	24	1.23	COUNTY (Canyon)	2007
TAYLOR RIDGE SUBDIVISION	19	4N3W10	62.78	53	1.18	COUNTY (Canyon)	2007
WILLIS ESTATES SUBDIVISION	20	4N3W03	19.35	10	1.93	COUNTY (Canyon)	2008
GREEN ESTATES	21	4N3W02	2.87	2	1.44	COUNTY (Canyon)	2009
TH SOUTHWICK COMMERCIAL SUBDIV	22	4N3W10	10.55	2	5.27	COUNTY (Canyon)	2017
KINDER PLATZ SUBDIVISION	23	4N3W02	25.33	4	6.33	CANYON (County)	2017
PALOMINOS SUBDIVISION	24	4N3W04	6.49	2	3.24	Canyon County	2019
OF SADDLEBACK RIDGE ESTATES SU	25	4N3W03	35.81	16	2.24	CANYON COUNTY	2020
BOULDER CREEK SUBDIVISION	26	4N3W03	18.01	7	2.57	CANYON COUNTY	2020
FAISAN POINTE ESTATES SUBDIVISION	27	4N3W02	13.82	13	1.06	CANYON COUNTY	2021
TIMBER HILLS SUBDIVISION	28	4N3W03&04	45.62	28	1.63	CANYON COUNTY	2021

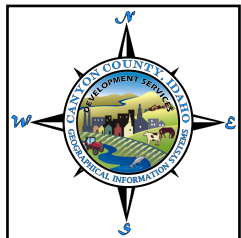
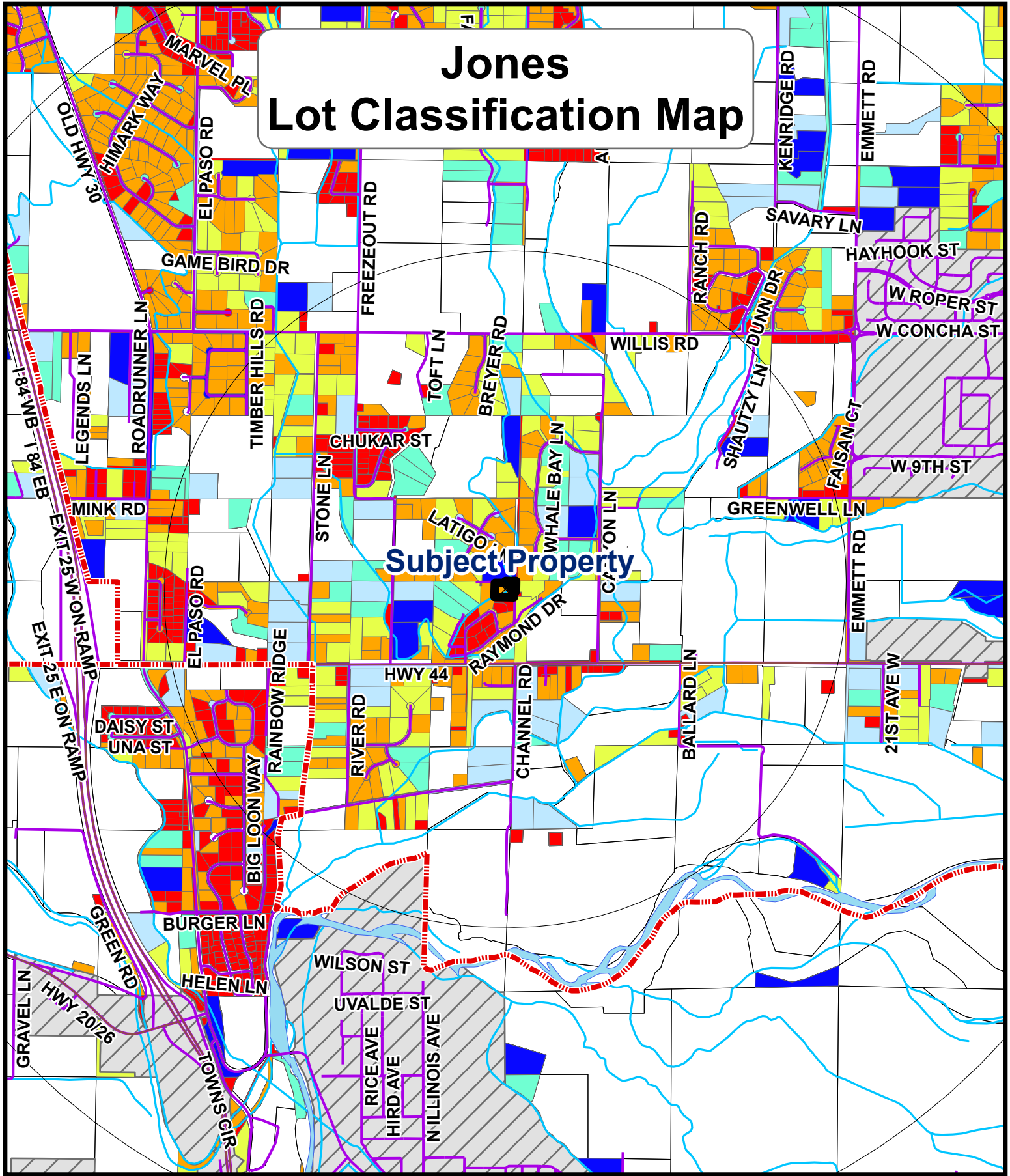
SUBDIVISIONS IN PLATTING						
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Timber Hills	45.49	28	1.62			
Faisan Pointe Estates Sub	13.82	11	1.26			
Pheasant Heights	37.66	158	0.24			
Crimson Bridge Estates	49.16	15	3.28			

MOBILE HOME & RV PARKS						
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...	

Jones Dairy, Feedlot, and Gravel Pit Map

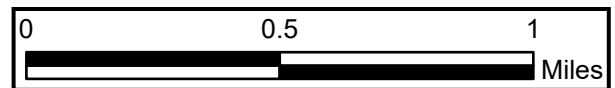


Jones Lot Classification Map



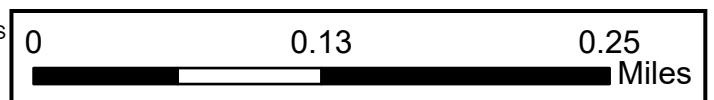
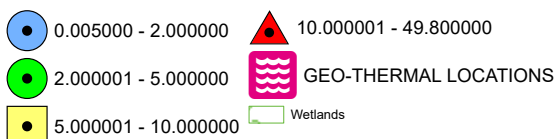
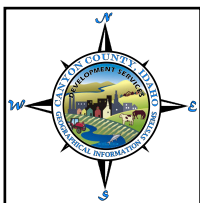
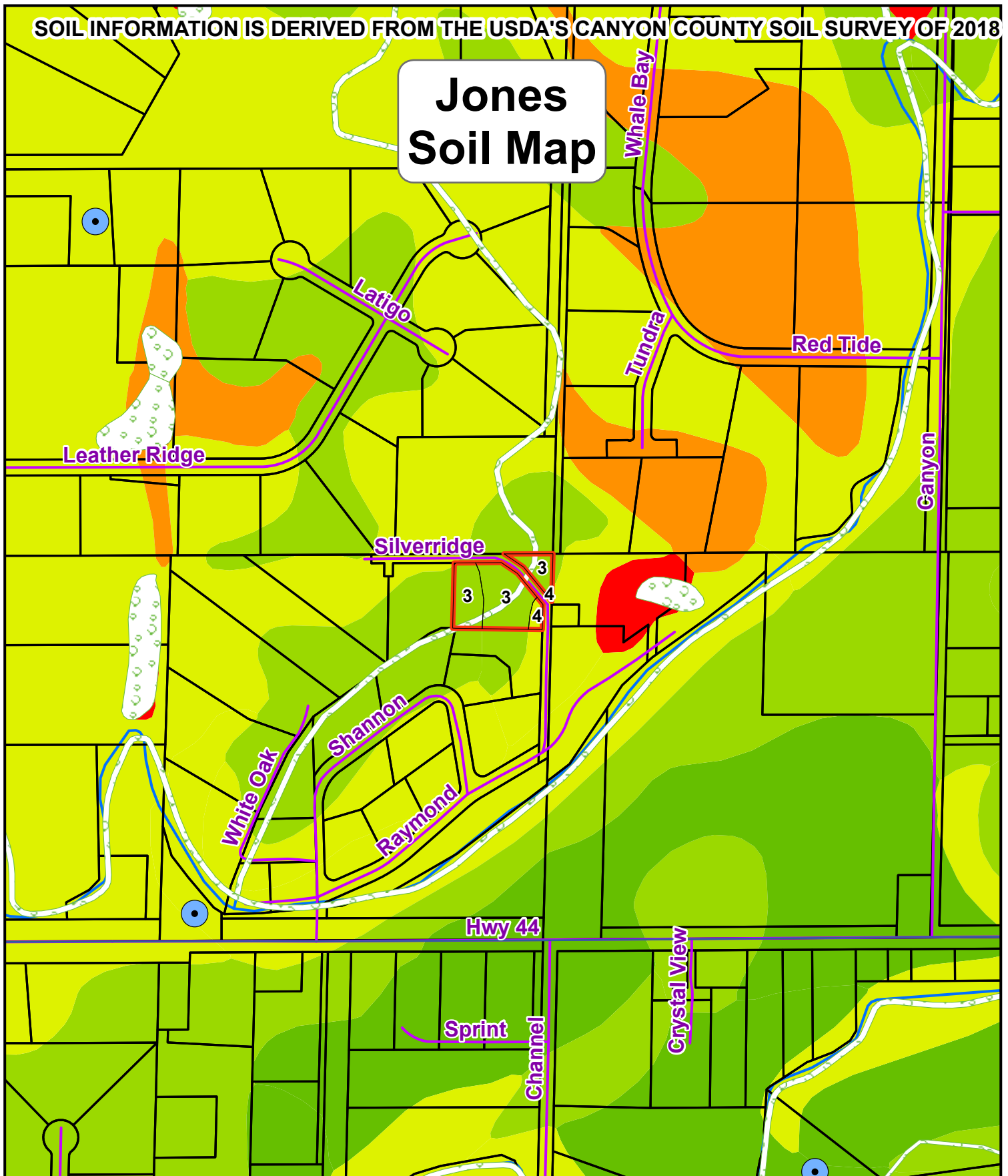
Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector



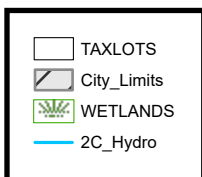
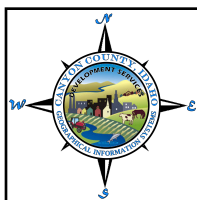
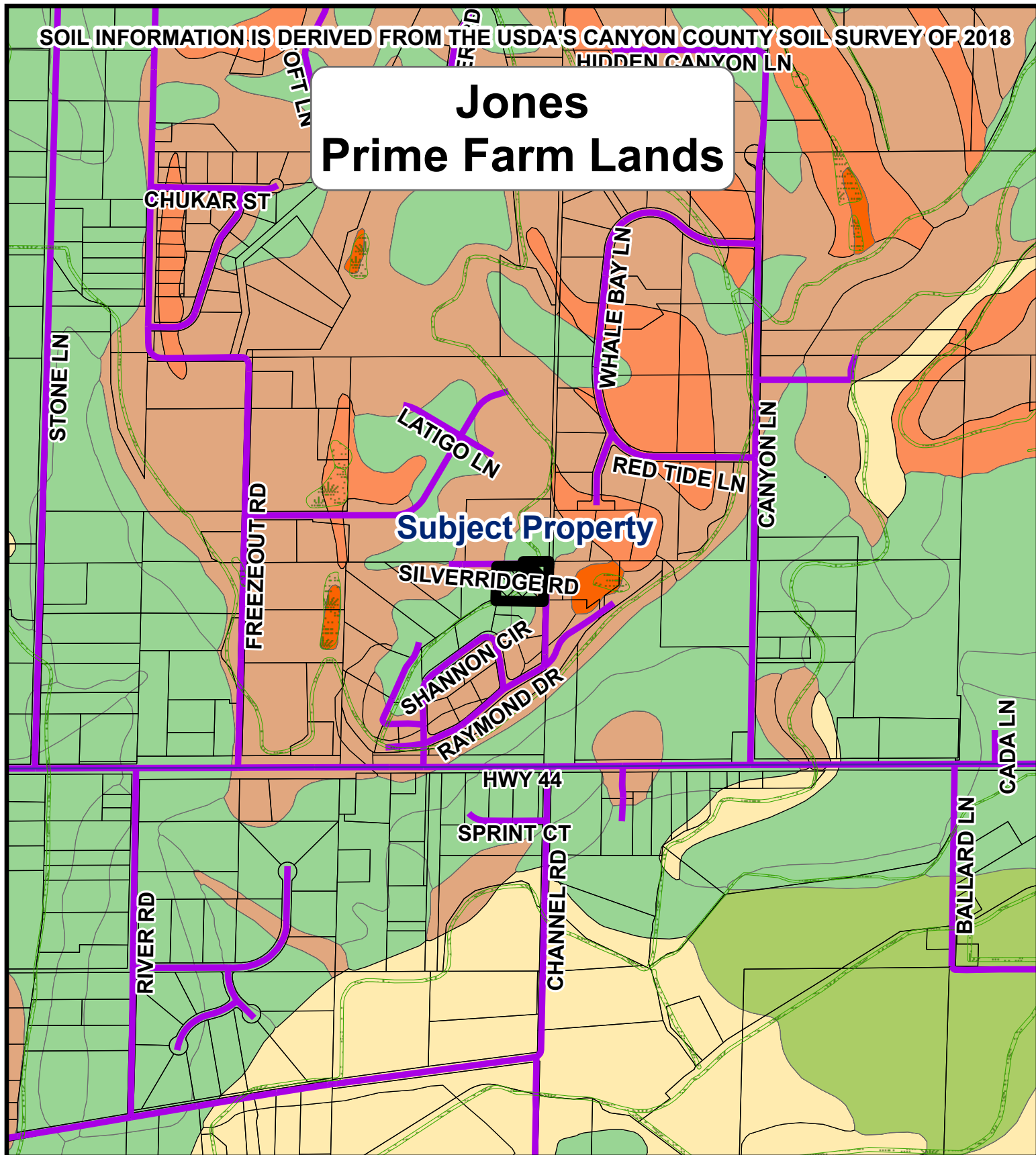
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Jones Soil Map



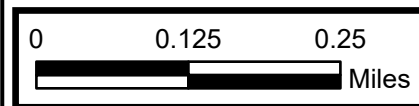
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

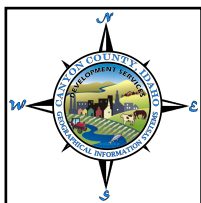
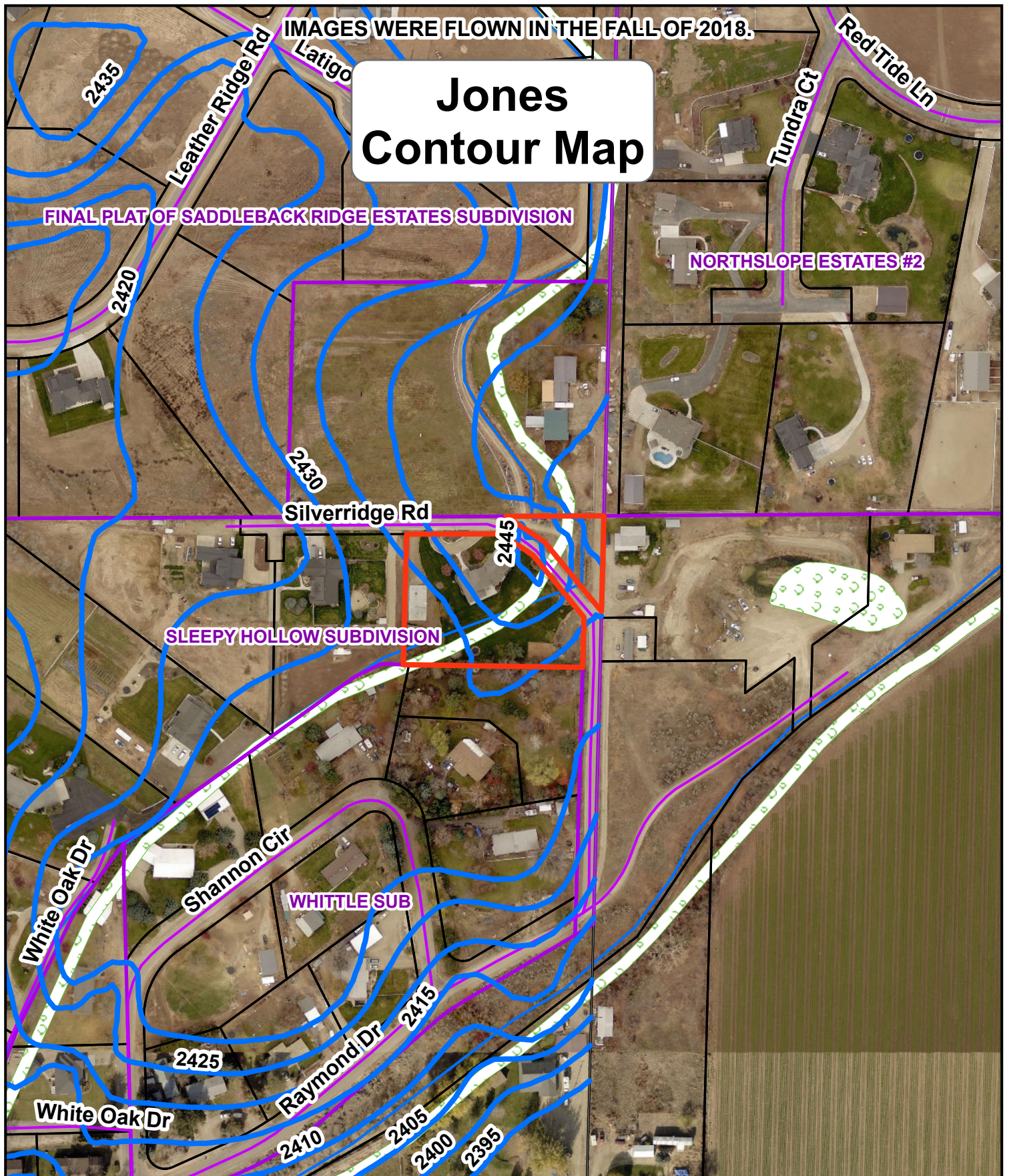
Jones Prime Farm Lands



FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium





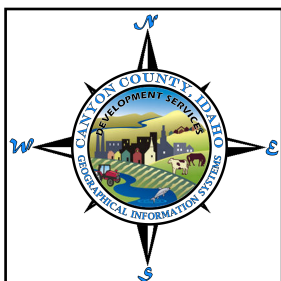
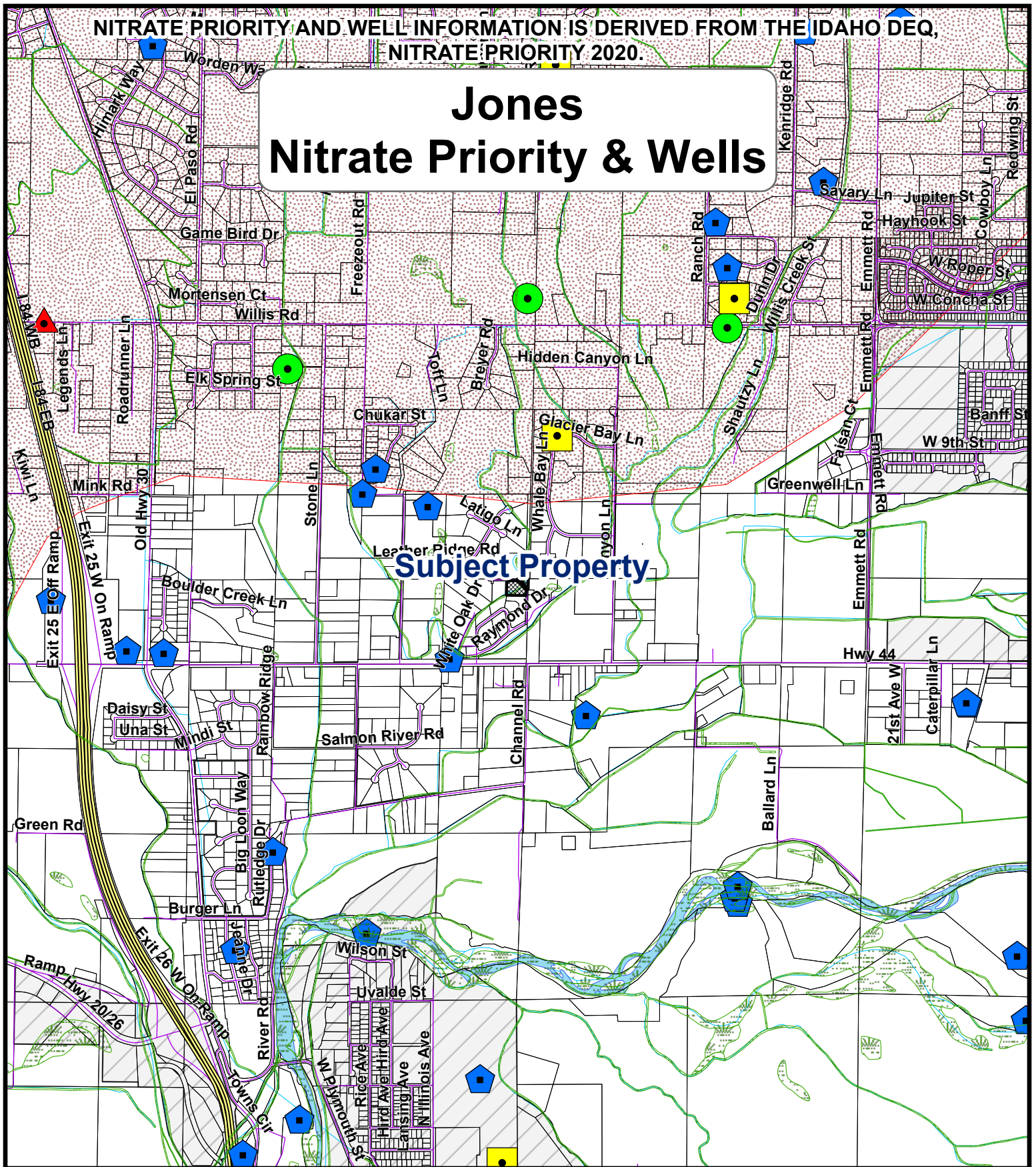
Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY 2020.

Jones Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



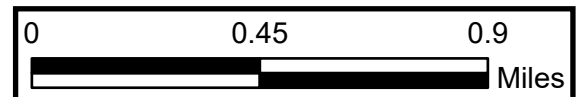
2.00 - 5.00



5.00 - 10.00

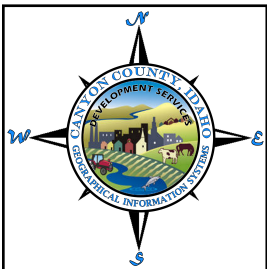


10.00 - 49.80



**Jones
TAZ Household**

Map showing the Jones TAZ Household, centered around the Subject Property (indicated by a black square). The map displays various streets and TAZ (Traffic Analysis Zones) numbers. Key streets include Old Hwy 30, Marvel Pl, El Paso Rd, Wenzel Rd, Freezout Rd, Willis Rd, Shautzy Ln, Dunn Dr, Savary Ln, Hayhook St, W Roper St, W Congha St, W 9th St, Emmett Rd, Faisan Ct, Ballard Ln, Channel Rd, River Rd, Big Loon Way, Burger Ln, Wilson St, Rice Ave, Hird Ave, Green Rd, Gravel Ln, and Exit 25 E on Ramp. TAZ numbers shown include 2088, 2093, 2092, 2090, 2091, 2145, 2029, 2095, 2081, 2082, 2096, 2097, 2083, 2094, 2148, 2089, 2080, 2098, 2256, 2254, 2132, 2077, 2014, 2258, 2255, 2218, 2265, 2262, 2251, 2257, 2371, 2079, 2135, 2078, and 2146. The Subject Property is located near the intersection of Stone Ln and Breyer Rd.



 -4 - 50  251 - 500
 51 - 150  501 - 750
 151 - 250  751 - 1263

