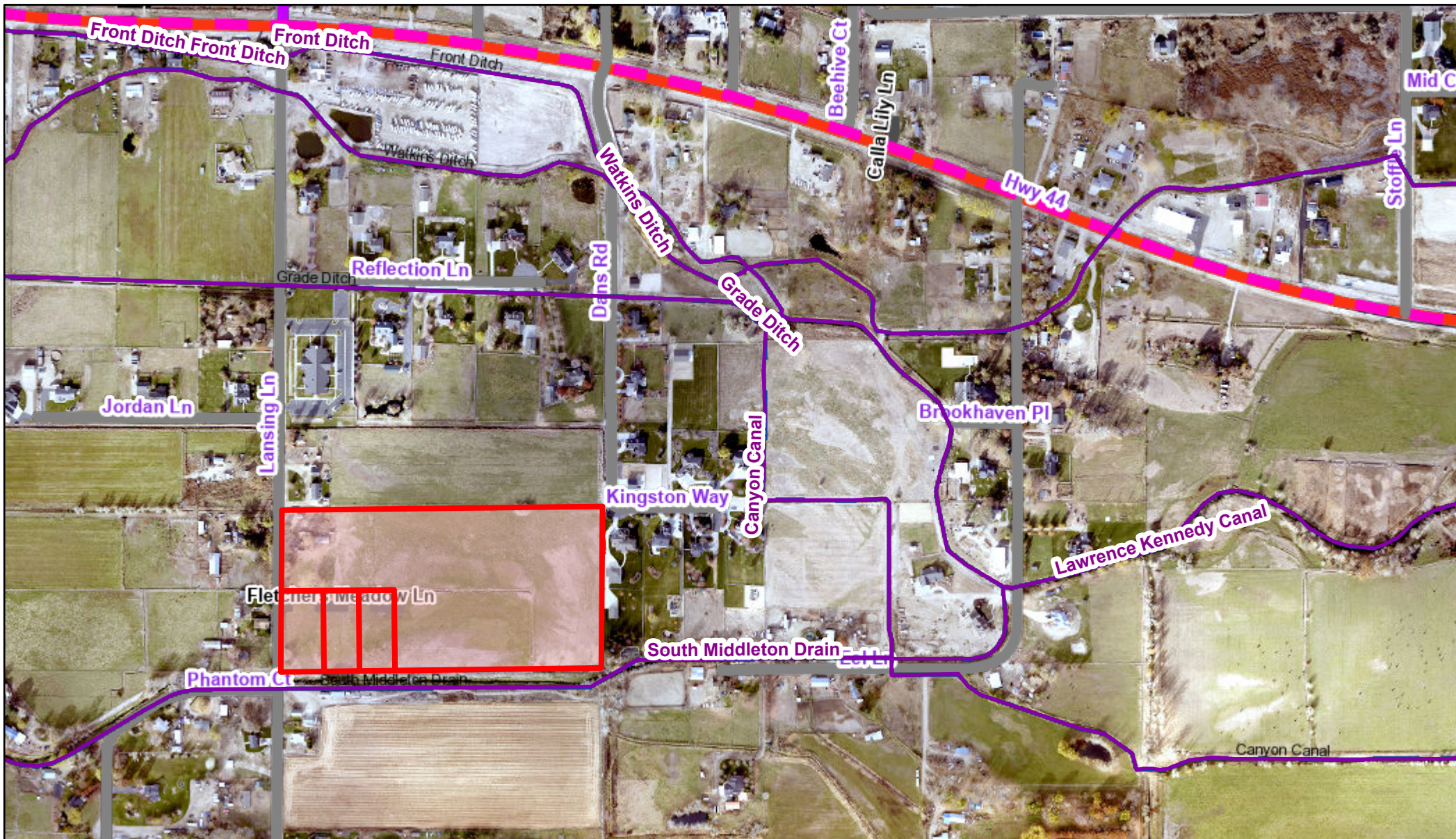












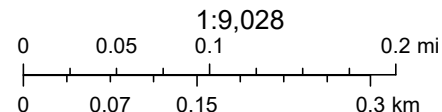


Canyon County, ID Web Map



6/27/2023, 2:20:00 PM

- | | |
|--|---|
|  Multiple Parcel Search_Query result |  Other Principal Arterials |
|  Hydro_NHDFlowline |  Red: Band_1 |
|  Hydro_NHDFlowline |  Green: Band_2 |
|  CC_PrivateRoads |  CanyonCountyRoads |
| |  Hwy |
| |  Roads |
| |  ITDFunctionalClassification |
| |  Major Collector |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

- Zoning **Map** Amendment (Rezone)
 - Rezone (No conditions; CCZO §07-06-05)
 - Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed (See attached application)
 - Letter of Intent:
 - **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
 - Is the request generally consistent with the comprehensive plan?
 - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Is the request compatible with surrounding land uses?
 - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
 - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
 - Does legal access to the subject property for the request exist or will it exist at the time of development?
 - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
 - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
 - Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
 - Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
 - Land Use Worksheet (map amendment only) – See attached worksheet
 - Draft of proposed ordinance change (text amendment only)
 - Deed or evidence of property interest to subject property
 - \$950 Rezone or \$1,400 for a Conditional Rezone**
 - \$2800 Text Amendment**
- (Fees are non-refundable)**

CR 2022-0028

9/26/2022

Sage H

fee: \$1,400.00

(fee w/ SD 2022-0048)

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

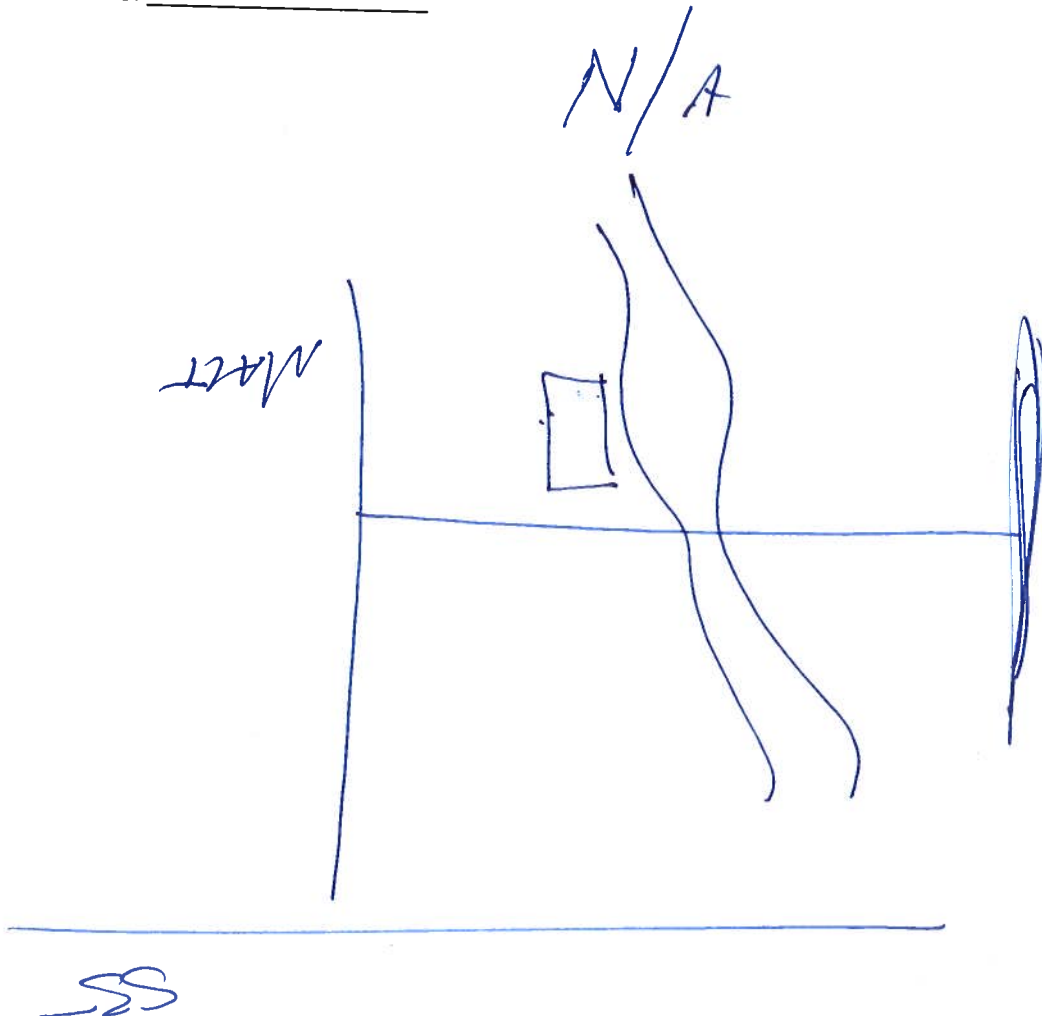
When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____



COMPREHENSIVE PLAN AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



CHECK APPLICATION TYPE:

- Comprehensive Plan **Map** Amendment (change the future land use designation)
- Comprehensive Plan **Text** Amendment (propose a new Comp Plan policy or amendment)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and reasoning including compatibility with neighboring uses and density, address any applicable Comprehensive Plan Policies that support the change or support the vision of the County
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site or Concept Plan showing proposed development
<input type="checkbox"/> Draft of proposed policy change for text amendment (if applicable)
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$2800 non-refundable fee

NOTE:

Additional studies and information may be required to understand the impact to traffic, the environment, economics and/or surrounding properties.

PROCESS: PUBLIC HEARING

CR 2022-0009

9/26/2022

Sage H

fee: \$ 2,800.00

(fee w/ SD 2022-0048)



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

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File No. 754393 MJ/JB

2022-018329
RECORDED
04/05/2022 01:40 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

For Value Received

Gennie L. Fishburn, an unmarried woman
do hereby convey, release, remise and forever quit claim unto

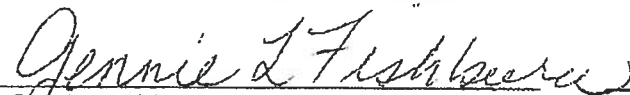
Gennie L. Fishburn, an unmarried woman
whose address is 6700 N Linder, Ste 156-206, Meridian, ID 83686

the following described premises, to-wit:

see attached exhibit "A"

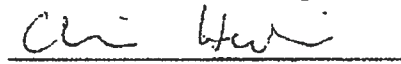
together with their appurtenances.

Dated: April 4, 2022


Gennie L. Fishburn

State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 4 2022 by GENNIE L. FISHBURN


Signature of notary public
Commission Expires:

CHRIS HAWKINS
COMMISSION #20203690
NOTARY PUBLIC
STATE OF IDAHO

CHRIS HAWKINS
Residing in: Boise, ID
Commission Expires: 10/14/2026

Land Description - Parcel B

A parcel of land being a portion of Lot 57 of the Amended Plat of Lemp Park Urban Tracts as recorded in Duplicate Plat Book 4 at Page 32, Records of Canyon County, said parcel is located in the northwest quarter of the southwest quarter of Section 10, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found 5/8th inch iron pin in asphalt at the quarter corner common to Sections 9 and 10, T4N, R2W, from which the found aluminum cap monument in asphalt at the corner common to Sections 9, 10, 15, and 16, T4N, R2W bears S 00° 57' 17" W a distance of 2632.89 feet; thence S 00° 57' 17" W along the section line for a distance of 658.22 feet; thence N 89° 56' 32" E for a distance of 15.00 feet to the northwest corner of Lot 52; thence S 00° 57' 17" W along the easterly right-of-way of S. Lansing Lane for a distance of 329.11 feet to the westerly corner common to Lot 52 and 57 of said Plat and the **REAL POINT OF BEGINNING**;

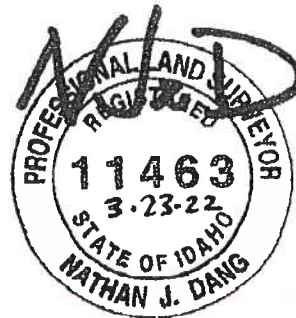
Thence N 89° 57' 40" E along the line between said Lots 52 and 57 for a distance of 170.60 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 00° 02' 32" E for a distance of 329.12 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 89° 58' 49" W along the line common to lots 57 and 58 of said Plat for a distance of 176.32 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 on the easterly right-of-way of S. Lansing Lane;

Thence N 00° 57' 17" E along said right-of-way for a distance of 329.11 feet to the **REAL POINT OF BEGINNING**;

Parcel contains 1.310 acres, more or less.





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

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File No. 754393 MJ/JB

QUITCLAIM DEED

For Value Received

Gennie L. Fishburn, an unmarried woman
do hereby convey, release, remise and forever quit claim unto

Gennie L. Fishburn, an unmarried woman
whose address is 6700 N Linder, Ste 156-206, Meridian, ID 83686

the following described premises, to-wit:

see attached exhibit "A"

together with their appurtenances.

Dated: April 4, 2022

Gennie L. Fishburn
Gennie L. Fishburn

State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 4 2022 by GENNIE L. FISHBURN

Chris Hawkins
Signature of notary public
Commission Expires:



CHRIS HAWKINS
Residing in: Boise, ID
Commission Expires: 10/14/2026

Land Description - Parcel A

A parcel of land being a portion of Lots 52 and 57 of the Amended Plat of Lemp Park Urban Tracts as recorded in Duplicate Plat Book 4 at Page 32, Records of Canyon County, said parcel is located in the northwest quarter of the southwest quarter of Section 10, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found 5/8th inch iron pin in asphalt at the quarter corner common to Sections 9 and 10, T4N, R2W, from which the found aluminum cap monument in asphalt at the corner common to Sections 9, 10, 15, and 16, T4N, R2W bears S 00° 57' 17" W a distance of 2632.89 feet; thence S 00° 57' 17" W along the section line for a distance of 658.22 feet; thence N 89° 56' 32" E for a distance of 15.00 feet to the northwest corner of Lot 52 and the **REAL POINT OF BEGINNING**;

Thence N 89° 56' 32" E along the line between Lots 52 and 51 of said Plat for a distance of 1307.71 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 at the northeast corner of said Lot 52;

Thence S 00° 53' 45" W along the east line of Lots 52 and 57 for a distance of 659.08 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 at the southeast corner of Lot 57;

Thence S 89° 58' 49" W along the line common to lots 57 and 58 of said Plat for a distance of 842.74 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 00° 02' 32" W for a distance of 329.21 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 89° 57' 40" W for a distance of 459.90 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 on the easterly right-of-way of S. Lansing Lane;

Thence N 00° 57' 17" E along said right-of-way for a distance of 329.11 feet to the **REAL POINT OF BEGINNING**;

Parcel contains 16.279 acres, more or less.





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

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File No. 754393 MJ/JB

QUITCLAIM DEED

For Value Received

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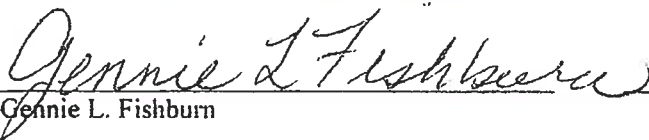
Gennie L. Fishburn, an unmarried woman
whose address is 6700 N Linder, Ste 156-206, Meridian, ID 83686

the following described premises, to-wit:

see attached exhibit "A"

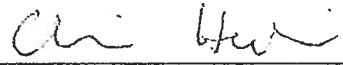
together with their appurtenances.

Dated: April 4, 2022


Gennie L. Fishburn

State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 4 2022 by GENNIE L. FISHBURN


Signature of notary public
Commission Expires:



CHRIS HAWKINS
Residing in: Boise, ID
Commission Expires: 10/14/2026



Land Description - Parcel D

A parcel of land being a portion of Lot 57 of the Amended Plat of Lemp Park Urban Tracts as recorded in Duplicate Plat Book 4 at Page 32, Records of Canyon County, said parcel is located in the northwest quarter of the southwest quarter of Section 10, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found 5/8th inch iron pin in asphalt at the quarter corner common to Sections 9 and 10, T4N, R2W, from which the found aluminum cap monument in asphalt at the corner common to Sections 9, 10, 15, and 16, T4N, R2W bears S 00° 57' 17" W a distance of 2632.89 feet; thence S 00° 57' 17" W along the section line for a distance of 658.22 feet; thence N 89° 56' 32" E for a distance of 15.00 feet to the northwest corner of Lot 52; thence S 00° 57' 17" W along the easterly right-of-way of S. Lansing Lane for a distance of 329.11 feet to the westerly corner common to Lot 52 and 57 of said Plat; thence N 89° 57' 40" E along the line between said Lots 52 and 57 for a distance of 315.26 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the **REAL POINT OF BEGINNING**;

Thence N 89° 57' 40" E along said line for a distance of 144.64 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 00° 02' 32" E for a distance of 329.21 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 89° 58' 49" W along the line common to lots 57 and 58 of said Plat for a distance of 144.64 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 00° 02' 32" W for a distance of 329.17 feet to the **REAL POINT OF BEGINNING**;

Parcel contains 1.093 acres, more or less.





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

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File No. 754393 MJ/JB

QUITCLAIM DEED

For Value Received

Gennie L. Fishburn, an unmarried woman
do hereby convey, release, remise and forever quit claim unto

Gennie L. Fishburn, an unmarried woman
whose address is 6700 N Linder, Ste 156-206, Meridian, ID 83686

the following described premises, to-wit:

see attached exhibit "A"

together with their appurtenances.

Dated: April 4, 2022

Gennie L. Fishburn
Gennie L. Fishburn

State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 4 2022 by GENNIE L. FISHBURN

Chris Hawkins
Signature of notary public
Commission Expires:



CHRIS HAWKINS
Residing in: Boise, ID
Commission Expires: 10/14/2026

Land Description - Parcel C

A parcel of land being a portion of Lot 57 of the Amended Plat of Lemp Park Urban Tracts as recorded in Duplicate Plat Book 4 at Page 32, Records of Canyon County, said parcel is located in the northwest quarter of the southwest quarter of Section 10, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found 5/8th inch iron pin in asphalt at the quarter corner common to Sections 9 and 10, T4N, R2W, from which the found aluminum cap monument in asphalt at the corner common to Sections 9, 10, 15, and 16, T4N, R2W bears S 00° 57' 17" W a distance of 2632.89 feet; thence S 00° 57' 17" W along the section line for a distance of 658.22 feet; thence N 89° 56' 32" E for a distance of 15.00 feet to the northwest corner of Lot 52; thence S 00° 57' 17" W along the easterly right-of-way of S. Lansing Lane for a distance of 329.11 feet to the westerly corner common to Lot 52 and 57 of said Plat; thence N 89° 57' 40" E along the line between said Lots 52 and 57 for a distance of 170.60 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the **REAL POINT OF BEGINNING**;

Thence N 89° 57' 40" E along said line for a distance of 144.66 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 00° 02' 32" E for a distance of 329.17 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 89° 58' 49" W along the line common to lots 57 and 58 of said Plat for a distance of 144.66 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 00° 02' 32" W for a distance of 329.12 feet to the **REAL POINT OF BEGINNING**;

Parcel contains 1.093 acres, more or less.



September 20, 2022

Canyon County Board of Commissioners
Canyon County Planning & Zoning Commission
c/o Canyon County Development Services, ATTN: Daniel Lister
111 N. 11th Avenue
Caldwell, ID 83605

**RE: FLETCHERS MEADOW SUBDIVISION
PRELIMINARY PLAT AND REZONE**

Dear Mr. Lister:

Please find attached the Fletchers Meadow Preliminary Plat and Rezone Applications for the parcels located at 22334 Lansing Lane, Middleton. The parcel numbers are: R23944, R23449010, R23449011 and R23449012. A recently approved Administrative Land Division created three (3) one (1) acre lots with the site remainder area as one lot.

The subject site is within the Middleton Area of Impact. Proximity to the city limits of Middleton is:

- 3,568 feet to the northeast, or about 0.68 of a mile,
- 4,255 feet to the northwest, or about 0.80 of a mile, and
- 5,329 feet to the west, or about 1.009 miles.

According to the Natural Resources Conservation Service two of the three soils (about 67% of the site) present on the site do not hold water or nutrients which is not suitable for traditional agriculture. Because of the rapid draining due to a high percentage of sand, a large amount of water and fertilizer is needed. These soils are more suited for growing garden vegetables which would be expected with rural style residential development and explains the absence of farming on the site since about 2012.

The Rezone Application requests a zoning designation of R-1 and the Preliminary Plat Application proposes 9 new lots combined with the 3 existing 1-acre lots for a total of 12 residential lots and a density of .607 units per acre. In response to neighborhood comments and CCDS staff recommendation the new lots were increased to a minimum of 1.65 acres to blend with the existing residential lots in the vicinity and the City of Middleton Future Land Use Map.

The Middleton FLUM designates this site and area as low density residential. Keeping residential development close to major transportation corridors and the associated Mixed Use Designation along HWY 44 as shown on the Middleton FLUM is consistent with land use planning principals.

There are a wide variety of lot sizes in the vicinity including:

- Lots as small as ½ acre in the vicinity of the site to the southwest,
- Lots less than 1.5 acre lots directly to the east on Dans Lane, and
- Lots slightly over 1 acre to the south along Lansing

The Canyon County Zoning Ordinance criteria for a Zoning Amendment includes:

- Consistency with the Comprehensive Plan.
 - *The proposed zoning designation is consistent with both the Canyon County and City of Middleton Future Land Use Maps.*
- Appropriateness of the proposed zone change.
 - *Given the location of the site in the Middleton Area of Impact, proximity to a major transportation corridor, proximity to commercial uses and an established pattern or rural style residential subdivisions, the proposed zone change is appropriate.*
- Compatibility with surrounding land uses.
 - *This area of Middleton's Area of Impact is, and has been, transitioning to rural style residential as evidenced by the presence of established subdivisions near and adjacent to the subject site.*
- Availability of adequate services and facilities.
 - *Well and septic will be provided for each residential lot. Surface irrigation water is available and appears to be sufficient for the subdivision. The applicant's engineer will work closely with Canyon County Water District in discussions on the submitted design for the pressurized irrigation system for all lots.*
- Existence of adequate legal access.
 - *Legal access is available and the connection point to Lansing Lane has been approved by CHD #4.*
- Will public street improvements be required and will mitigation measures be needed?
 - *The requirement of additional ROW for Lansing was included in the CHD letter as a part of the Administrative Land Division Application and this additional ROW has been factored into the proposed subdivision.*
 - *No mitigation measures are needed.*
- Will proposed zoning change impact essential services and facilities?
 - *No correspondence identifying impacts have been received. The site was reviewed by the Fire Department and the proposed hammerhead style turnaround was acceptable.*

Based on an analysis of the site using the criterial above, the requested rezone to R-1 is appropriate. In conclusion, Canyon County calls for residential development in Areas of Impact where there is an expectation of municipal services in the future and with an existing development pattern of residential uses. This pattern of residential development appears to have started in 2005.

Based on the current peak hour trip generation rate for single family residential of 0.49, this subdivision will generate 5.88 PM Peak Hour Trips.

The applicant and project team respectfully request approval of the requested rezone to R-1 and the 12 lot Fletchers Meadow Subdivision preliminary plat.

Best regards,

RILEY PLANNING SERVICES LLC

P. CONSTANTIKES

Penelope Constantikes
Principal



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

March 2, 2022

Canyon County Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605

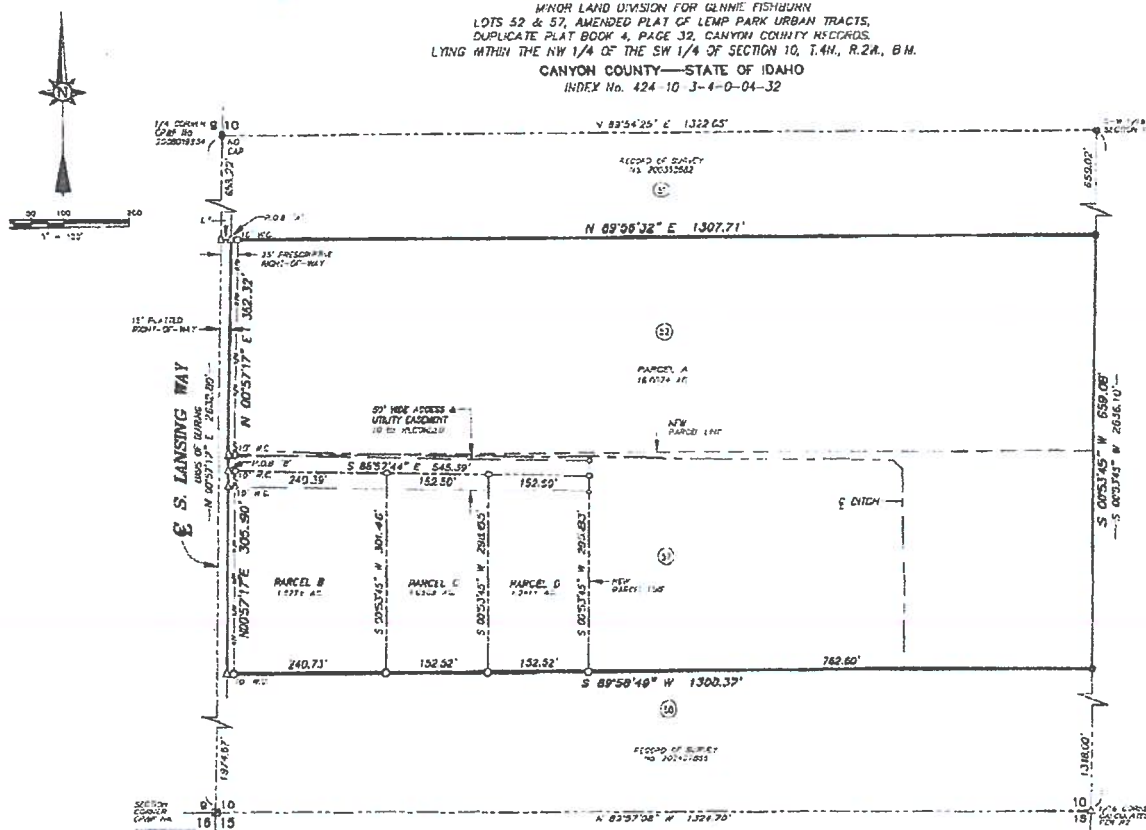
Gennie Fishburn
6700 N Linder Road Suite 156
Meridian, ID 83646

RE: **Amended-Administrative Land Division- Canyon County Parcel R2394400000**
AD2021-0217

CHD4 commented on an administrative split request for this same parcel in a comment letter dated March 30, 2021. Due to the change of the administrative split concept, this comment letter, dated March 2, 2022 supersedes the previous letter.

The subject parcel is located in Township 4N Range 2W Section 10. The request consists of splitting parcel R36432010 of 19.728 acres into 4 parcels. The split concept is shown below:

- Parcel A- 16.007 Acres
- Parcel B- 1.677 Acres
- Parcel C- 1.050 Acres
- Parcel D- 1.041 Acres



General

- Urban road spacing onto major collector Lansing Lane applies

Right-of-Way

Lansing Lane is maintained partially through a 25' prescriptive easement as measured from centerline. Existing ROW dedication is 15' measured from section line. Per policy, major collector roads request 40' of ROW as measured from section line or centerline, whichever is greater. The centerline of Lansing Lane appears to be approximately 4' east of the section line. As a result, additional ROW dedication is (44' - 15') 29' measured from the east boundary of the existing 15' ROW.

Provided the parcel sizes, right-of-way dedication for Lansing Lane is required at time of access permit for Parcel B.

The following represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application shall apply.

Access

Per ROS concept, the applicant desires a private road approach at the middle of the subject parcel, approximately 2,350' south of the Lansing/Highway 44 intersection. Per 2022 HSDP, a private road approach onto major collector Lansing Lane at the aforementioned location is acceptable without a variance.

The private road shall serve Parcels A-D and future division of Parcel A—no additional approaches are allowed onto Lansing Lane.

If the applicant ever desires to make the private road public, consider the following:

- Locate road in common lot
- Minimum width of 56'
- Cul-de-sac construction per ACCHD-104
- Road section per gravel equivalency
- Maintain observation reports of road construction
- Construct retention/detention basin

See HSDP 2020.040 for further information.

Approach Permit

Approach permit is required when work is requested within the public right-of-way, new or modified access is requested, and/or when change of land use occurs.

An approach permit is required prior to building permit.

At time of the first approach permit request, permit applicant shall improve approach per SD-105.

At time of the third approach permit application, the applicant of the third approach permit shall improve the private road approach per SD-106.

Section Line Setbacks

Canyon County code §7-10-19 provides for a minimum 70' setback from any section line or quarter-section line to any permanent structure to provide a buffer for future roadway construction.


Setback applies from section line of Lansing Lane.

Out-Parcel

If at any time Parcel A as referenced in the concept shown on page 1 subdivides, frontage improvements shall be required across the entirety of Lansing Lane.

These conditions and attachments are based upon the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts 2022 Edition and Policies.

Sincerely,



Lenny Riccio, E.I.T.
Transportation Planner
Assistant District Engineer



MEMORANDUM

TO: Daniel Lister, CCDS Planning Official

FROM: Penelope Constantikes *PC*

DATE: September 22, 2022

RE: FLETCHERS MEADOW P-PLAT AND REZONE APPLICATIONS

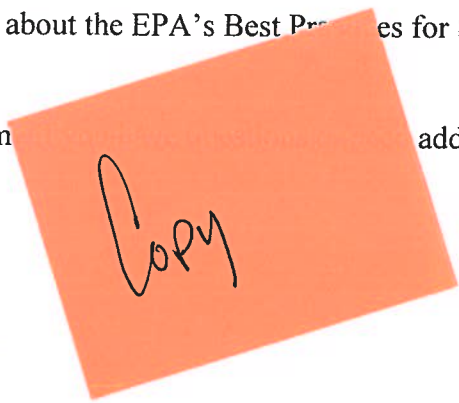
Attached is the submittal packet for the Fletchers Meadow applications.

This application packet supersedes the previously submitted materials. Please discard the old application and replace with this submittal.

I have also provided information about the EPA's Best Practices for Storm Water in association with the street related waivers.

Please do not hesitate to contact me if you need any additional materials.

Thank you very much!

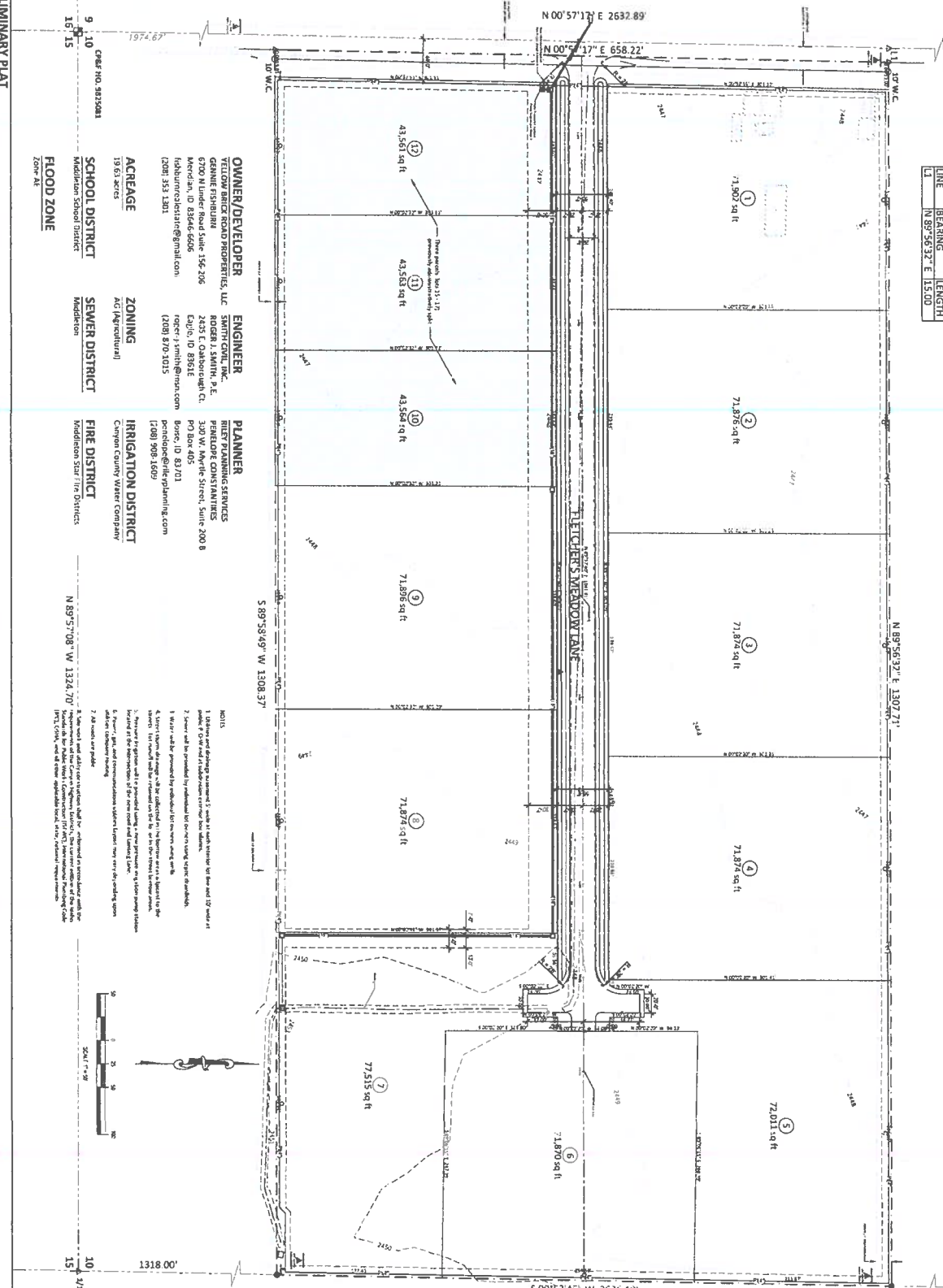


1/4 9 10
 C&W 110
 2008019384

C&W 116
 Section 10

PRELIMINARY PLAT
FLETCHER'S MEADOW SUBDIVISION
 Lot 26 and a portion of Lot 25, R. & V Subdivision in section 15
 Township 3 NORTH, Range 1 EAST, Boise Meridian
 ADA COUNTY, IDAHO
 2022

LINE	BEARING	LENGTH
1	N 89°56'32" E	15.00



1 PRELIMINARY PLAT

OWNER/DEVELOPER
 YELLOW BRICK ROAD PROPERTIES, LLC
 GENNIE FISHBURN
 6700 W Under Road Suite 156-206
 Meridian, ID 83446-6606
 hobburricofcsls@gmail.com
 (208) 353 1801

ENGINEER
 SMITH CIVIL, INC.
 ROGER J. SMITH, P.E.
 2435 E. Oakbrook Way Ct.
 Eagle, ID 83616
 rjcs@smithcivil.com
 (208) 870 3035

PLANNER
 RILEY PLANNING SERVICES
 PENelope COHN-STANTINES
 300 W. Myrtle Street, Suite 200 B
 P.O. Box 405
 Boise, ID 83703
 penelope@rileyplanning.com
 (208) 908 8009

ZONING
 A-C (Agricultural)

SCHOOL DISTRICT
 Madras School District

SEWER DISTRICT
 Madras

FIRE DISTRICT
 Madras Fire District

IRIGATION DISTRICT
 Canyon County Water Company

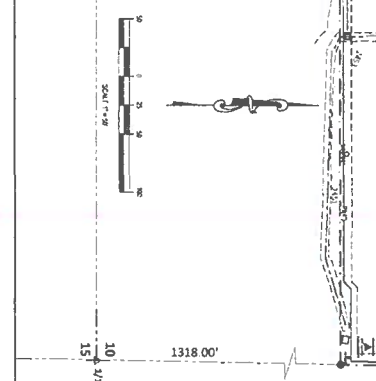
FLOOD ZONE
 Zone AE

ACREAGE
 19.61 acres

CE&W NO. 2875081

1. Obtain and prepare instrument 3, with a cadastral map for each lot and for the entire 37-acre 1/4 section of C&W and subdivision revenue bond status.
 2. Survey and be provided by professional land surveyor and available.
 3. Water and/or provided by professional land surveyor and available.
 4. Survey and/or map to be collected in the survey area as a subject to the survey. The survey shall be returned on file by the professional surveyor.
 5. Any lot or parcel with a proposed change in area or perimeter or other property status shall be shown on the plat with a note explaining the change.
 6. The survey shall be returned on file by the professional surveyor.
 7. All notes or plat.

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SMITH CIVIL, INC.
 2435 E. Oakbrook Way Ct. ID 83616
 (208) 870-3035

PROFESSIONAL LAND SURVEYOR
 REG. NO. 87140
 EXPIRES 12/31/2024

3

FLETCHER'S MEADOW SUBDIVISION
22334 S. LANSING LANE, CANYON COUNTY, ID
Gennie Fishburn
PRELIMINARY PLAT

Drawn: A.J. Smith
 Checked: R.J. Smith, P.E.

Date: Sept 21, 2022
 Project Number: 21026

REVISED

NEIGHBORHOOD MEETING SIGN-UP

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-03-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (re-zoning), subdivision, variance, conditional use, zoning ordinance, map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 22334 Lansing Lane Parcel Number: R23944, R23944010, R23911011, R23944012
 City: Middleton State: ID ZIP Code: 83644
 Notices Mailed Date: August 1st - letter; August 5th - postcard Number of Acres: 19.63 Current Zoning: AG
 Description of the Request:
 Comp Plan Map Amendment / Zone Change & Preliminary Plat

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Penelope Constantikes
 Company Name: Riley Planning Services LLC
 Current address: P.O. Box 405
 City: Boise State: ID ZIP Code: 83701
 Phone: 208.908.1609 Cell: Fax:
 Email: penelope@rileyplanning.com

MEETING INFORMATION

DATE OF MEETING: 08/10/22 MEETING LOCATION: On-site
 MEETING START TIME: 6:00 MEETING END TIME: Scheduled for 6:30 - stayed until 7:30

ATTENDEES: PLEASE SEE ATTACHED SIGN IN SHEET

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
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):

Penelope Constantikes, Riley Planning Services

APPLICANT/REPRESENTATIVE (Signature): P. Constantikes

DATE: 8 / 10 / 22

BABINEAUX DONNA
22481 LANSING LANE
MIDDLETON, ID 83644

GENNIE FISHBURN
6700 N LINDER RD STE 156
MERIDIAN, ID 83646

REFLECTION LANE HOA
8801 REFLECTION LN
MIDDLETON, ID 83644

BEVERAGE JACK
8733 KINGSTON WAY
MIDDLETON, ID 83644

HARTLEY JOSEPH
22450 LANSING LN
MIDDLETON, ID 83644

SCHFIELD STEVEN
8802 REFLECTION LN
MIDDLETON, ID 83644

BROWN MICHELLE
8671 KINGSTON WAY
MIDDLETON, ID 83644

KALAFATIC MICHAEL
15281 MINK RD
CALDWELL, ID 83607

SHAW JESSICA
8923 REFLECTION LN
MIDDLETON, ID 83644

BROWN PATTI
22504 DANS ROAD
MIDDLETON, ID 83644

MARTENES LINDA
22615 LANDSING LN
MIDDLETON, ID 83644

SOITO JACOB
8875 REFLECTION LN
MIDDLETON, ID 83644

CHINBERG FAMILY TRUST
8680 KINGSTON WAY
MIDDLETON, ID 83644

MASON WILLIAM
8801 PETRA LN
MIDDLETON, ID 83644

WALKER CLINTON
8701 KINGSTON WAY
MIDDLETON, ID 83644

CLEARWATER RANCH NA
22400 DAN RD
MIDDLETON, ID 83644

MCDONALD CALVIN
8819 REFLECTION LN
MIDDLETON, ID 83644

WINKEL JAMES
8639 KINGSTON WAY
MIDDLETON, ID 83644

BISHOP OF JESUS CHRIST LDS
50 E NORTH TEMPLE ROM 2225
SALT LAKE CITY, UT 84150

MORRISON-DOKE FAMILY
TRUST
8642 KINGSTON WAY
MIDDLETON, ID 83644

YAWCZAK 1999 FAMILY TRUST
22400 DANS ROAD
MIDDLETON, ID 83644

DAVID COX
9032 JORDAN CT
MIDDLETON, ID 83644

MURRAY TIM
8695 HWY 44
MIDDLETON, ID 83644

UPTMOR TRUST
8801 REFLECTION LN
MIDDLETON, ID 83644

DODD LONNIE
9094 JORDON LN
MIDDLETON, ID 83644

NO 748 PIONEER EXCHANGE
1211 W MYRTLY STE 100
BOISE, ID 83702

ENGLAND THOMAS
22470 DANS ROAD
MIDDLETON, ID 83644

BRUCE PETERSON
22351 LANSING LN
MIDDLETON, ID 83644

NEIGHBORHOOD MEETING NOTICE

22334 LANSING LANE – PRELIMINARY PLAT / REZONE

Dear Neighbor:

The purpose of this letter is to invite you to a neighborhood meeting for a proposed preliminary plat and rezone to R-1 for the 19.63 acre parcel located at 22334 Lansing Lane. The preliminary plat will be composed of 14 - 1 + acre (one plus acre) lots and 1 (one) - 3 + acre lot. A neighborhood meeting is required prior to submittal of these applications. The purpose of this meeting is to provide you with information about the proposal and to answer questions.

This is not a public hearing and no Planning & Zoning Commissioners or Board of County Commissioners will be in attendance. A public hearing will be scheduled after the application is submitted and you will receive official notification from Canyon County Development Services by mail, newspaper notification and/or site posting.

WHEN: Wednesday, August 11, 2022 – 6:00 to 6:30 PM

WHERE: On site – 22334 Lansing Lane, Middleton

Please do not contact Canyon County Development Services (CCDS) regarding this meeting. This meeting is a pre-application requirement and CCDS will not have any information prior to application submittal.

I can be reached at penelope@rilevplanning.com prior to the meeting.

Thank you in advance for your interest.

Penelope Constantikes



RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701



BOISE ID 83701
1 AUG 2022 PM 2 L

RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701

83701-040505

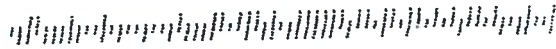
RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701

BOISE ID 83701

5 AUG 2022 PM 1 L



RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701



08/05/22

DEAR NEIGHBOR: Recently you received an invitation to a neighborhood meeting for 22334 Lansing Lane.

The purpose of this postcard is to clarify the day and date of the meeting.

WHEN: WEDNESDAY, SEPTEMBER 14, 2022
9:00-10:00 AM

WHERE: ON-SITE AT 22334 LANSING LANE

Thank you! We look forward to seeing you at the meeting.

NEIGHBORHOOD MEETING SIGN-IN SHEET
Wednesday August 10, 2022 – 6:00 to 6:30 PM - ONSITE AT 22443 LANSING LAND
Rezoning to R-1, Comp Plan Map Amendment, and Preliminary Plat for Fletchers Meadow

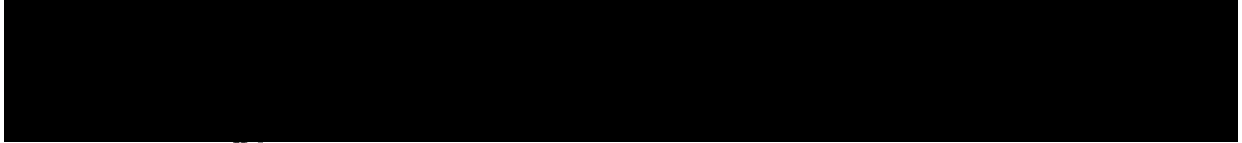
NAME	ADDRESS	EMAIL ADDRESS
Steve Hammmons	9156 Jordan Ln Middleton 53644	[REDACTED]
Will Mason	8801 Petra Ln Middleton	[REDACTED]
Earla Chelene Hartman	8801 Reflection Lane	[REDACTED]
Bruce and Caren Chimbary	8080 Kingston way Middleton	[REDACTED]
Mary & Dan Saweyard	22400 Duns Rd.	[REDACTED]
Evelyn Peterson	22351 Lansing Ln, Middleton	[REDACTED]

Fletchers Meadow / Lansing Lane Neighborhood Meeting

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 08/12/2022 05:27PM

Bcc:



Dear Neighbors:

Thank you for attending the neighborhood meeting on Wednesday evening.

Please feel free to reach out if you have questions.

Thanks!



Penelope Constantikes
Principal

P.O. Box 405, Boise, ID 83701
208.908.1609

300 W. Myrtle Street, Suite 200 B

LAND USE WORKSHEET

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



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? 11-12

- 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)
Delivery ditch - Canyon County Water Company

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?

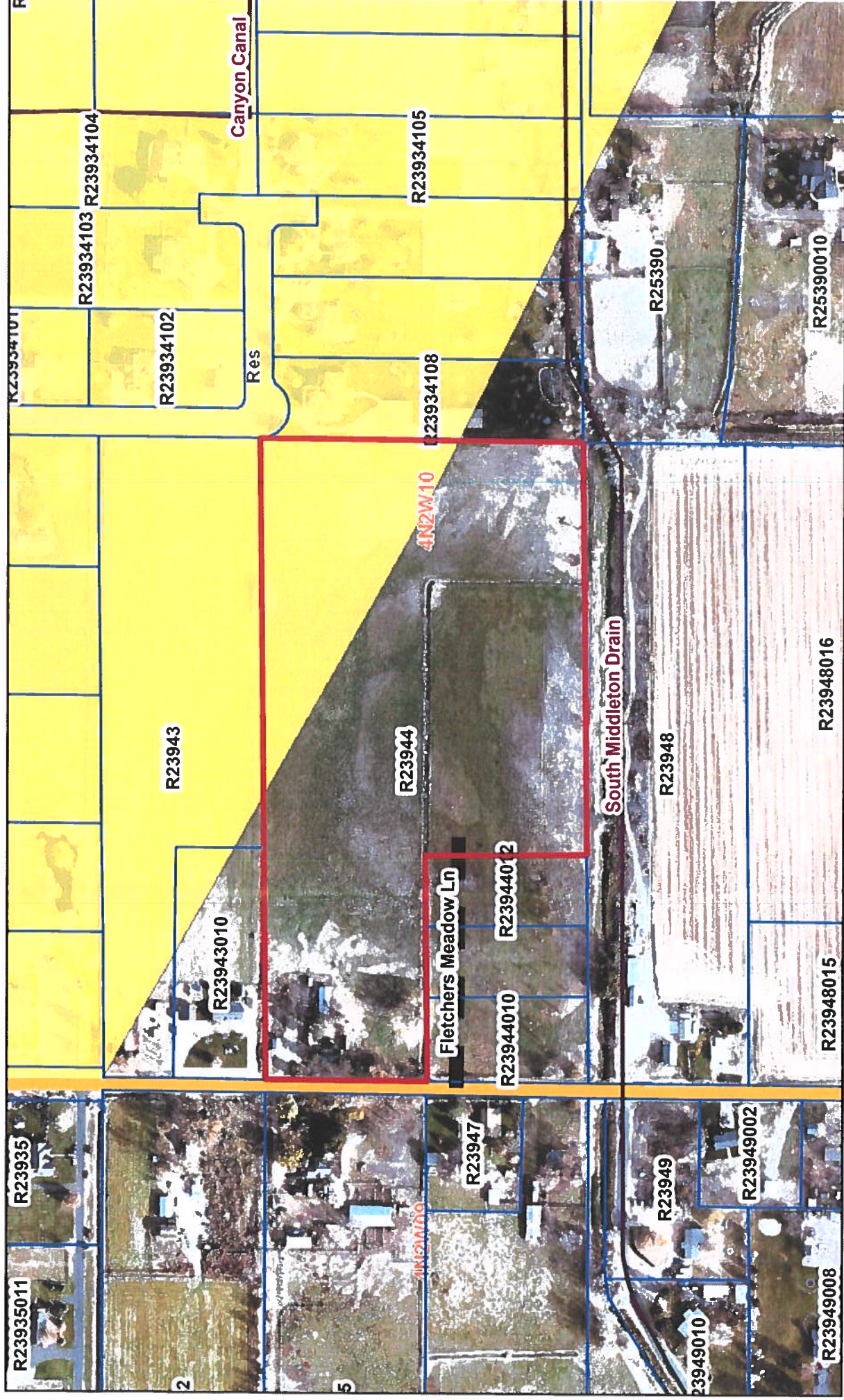
Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

Canyon County, ID Web Map

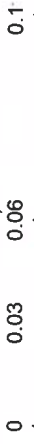


9/23/2022, 11:06:53 AM

- Parcel Number Search_Query result
- Hydro_NHDFlowline
- PARCELTOOL_FINAL
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Current Future Land Use Canyon County Imagery_2019

1:4,514



Bureau of Land Management, State of Oregon, State of Oregon C
Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies,
EPA, USDA

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

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 76393

Date: 9/26/2022

Date Created: 9/26/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Genene Fishburn

Comments: SD2022-0048, CR2022-0028, OR2022-0009

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone with Development Agreement	SD2022-0048	\$1,400.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	SD2022-0048	\$2,800.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0048	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0048	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0048	\$120.00	\$0.00	\$0.00

Sub Total: \$5,970.00

Sales Tax: \$0.00

Total Charges: \$5,970.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	160	\$5,970.00

Total Payments: \$5,970.00

ADJUSTMENTS

Receipt Balance: \$0.00