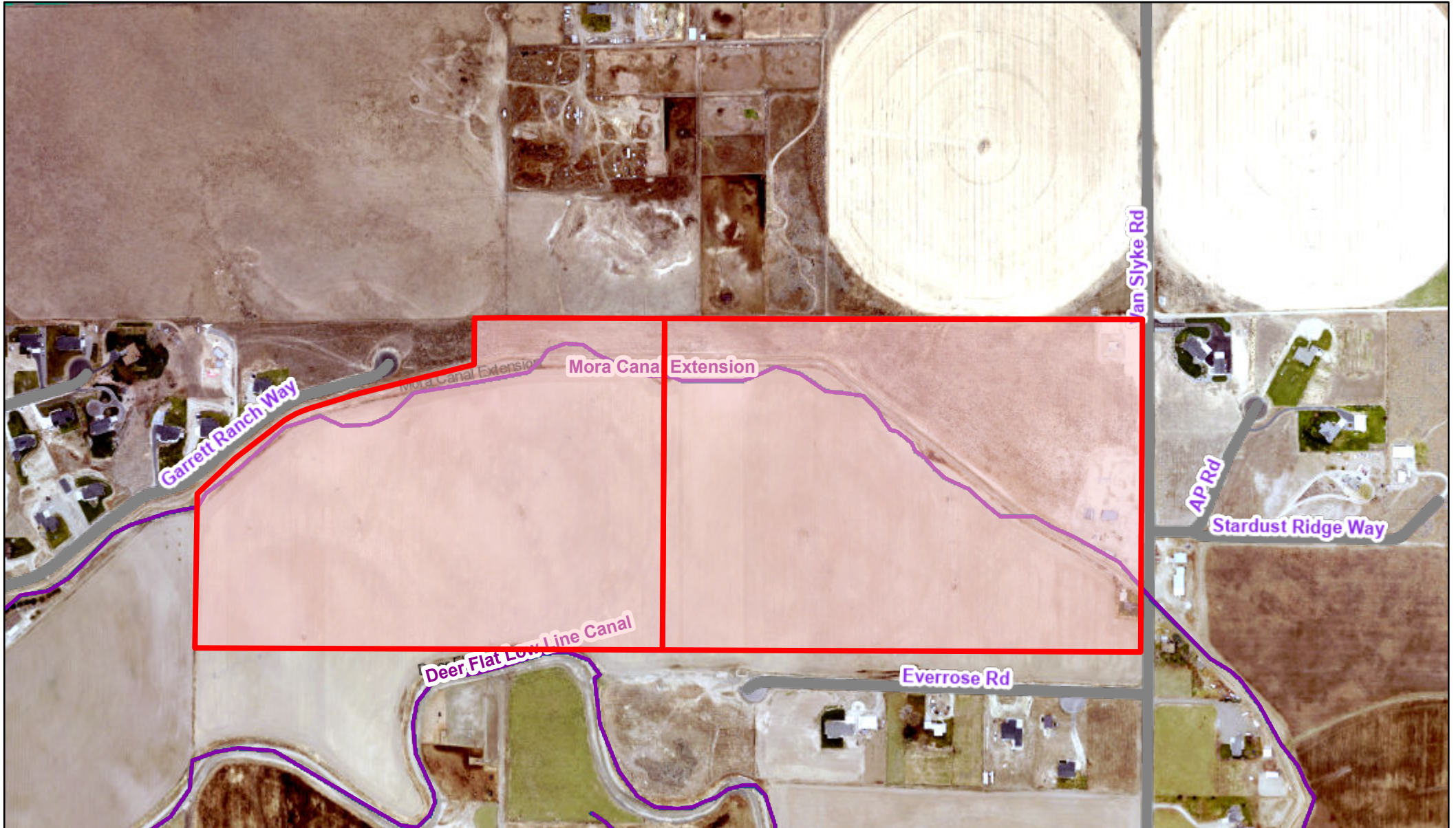


Canyon County, ID Web Map

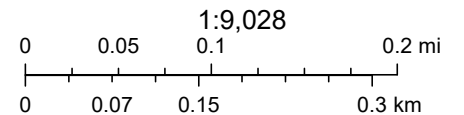


6/23/2023, 10:20:33 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads

- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Minor Arterial

- Canyon County Imagery_2019
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

MASTER APPLICATION

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



Inc. according to State Bus Search

PROPERTY OWNER	OWNER NAME: <u>Van Slyke Farms LLC</u>
	MAILING ADDRESS: <u>P.O. Box 39, Wilder, ID 83676</u>
	PHONE: <u>(208) 989-2062</u> EMAIL: <u>Tristan.vanslyke@gmail.com</u> <u>(612) 356-7422</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>03/30/2021</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Will Mason</u>
	COMPANY NAME: <u>Mason & Associates Inc</u>
	MAILING ADDRESS: <u>924 3rd Street South, Nampa ID 83651</u>
	PHONE: <u>(208) 454-0256</u> EMAIL: <u>wmason@masonandassociates.us</u>

SITE INFO	STREET ADDRESS: <u>17553 Van Slyke Rd</u>	
	PARCEL #: <u>R33211, ^{22A}R33212</u>	LOT SIZE/AREA: <u>26.20</u>
	LOT: _____	BLOCK: _____
	QUARTER: <u>NE</u>	SECTION: <u>6</u> TOWNSHIP: <u>3N</u> RANGE: <u>4W</u>
	ZONING DISTRICT: <u>A9</u>	FLOODZONE (YES/NO): <u>(NO)</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input checked="" type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input checked="" type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input checked="" 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>R22021-0027, OR2021-0017</u>	DATE RECEIVED: _____
RECEIVED BY: _____	APPLICATION FEE: <u>CK MO CC CASH</u>

→ SD2021-0016, AD2021-0069



October 5, 2020

Van Slyke Farms
PO Box 39
Wilder Id 83676

RE: Van Slyke Farms Ridge Subdivision Nutrient Pathogen Study

Attn: Mr. Van Slyke

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (IDEQ) received your Level 1 Nutrient-Pathogen study, from July, 2020 for Van Slyke Farms Ridge Subdivision, Canyon County, Idaho. The Nutrient-Pathogen evaluation provides information that 19 single-family residential lots, on 25.98 acres utilizing advanced treatment sewage disposal systems capable of achieving an effluent nitrate concentration of 27 mg/l, would cause minimal impact to groundwater quality. The study maintains the parameters required to meet the Level 1 Nutrient Pathogen study, at 19 lots, utilizing the above mentioned advanced treatment sewage disposal systems.

Van Slyke Farms Ridge Subdivision can now move forward to the next stage by meeting the requirements of SWDH's Subdivision Engineering Report (SER). The SER and subsurface sewage disposal design must incorporate the findings of the Nutrient-Pathogen study. For lot design care should be taken to locate drainfields so potential impacts to downgradient wells are minimized. Once an SER is submitted to our office, SWDH can lift sanitary restrictions and issue subsurface sewage permits.

If you have questions, please call our office at 208-455-5400.

Sincerely,

Chris Ellis, REHS/RS
Land Development Senior

c

File copy


Healthier Together

13307 Miami Lane ● Caldwell, ID 83607 ● (208) 455-5400 ● FAX (208) 455-5405

MEMORANDUM

Date: July 30, 2020

To: Chris Ellis, Southwest District Health Department

From: Fritz Durham, Department of Environmental Quality 

Subject: Level One Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision,
Van Slyke Road Southwest of Ustick Road, Wilder, Idaho

On July 6, 2020, the Idaho Department of Environmental Quality (DEQ) received *Level One Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision* (NP Study). The proposed Van Slyke Farms Ridge Subdivision is located in Canyon County, Idaho, north of Purple Sage Road, west of Lansing Lane, and east of Duff Lane. The NP Study was prepared by Materials Testing and Inspection (MTI) of Boise, Idaho for Subdivision Maker, Inc. of Middleton, Idaho.

The Van Slyke Farms Ridge Subdivision is reported to be an approximate 26-acre area of agricultural land. Proposed development of the Subdivision includes 19 single-family residences with individual wastewater disposal systems and individual wells. DEQ's review of the NP Study indicates the required elements for a Level 1 nutrient pathogen evaluation, as presented in *Nutrient Pathogen Evaluation Program for On-Site Wastewater Treatment Systems* (DEQ, 2002), were generally included.

The attached template includes our comments on the NP Study. Laboratory analyses of groundwater samples collected by MTI for use in the NP Study, and relatively recent groundwater sample data obtained from the Idaho Department of Water Resources EDMS database, indicate nitrate concentrations in shallow groundwater in the area of the proposed Van Slyke Farms Ridge Subdivision are near or may exceed the maximum contaminant level for nitrate of 10 milligrams per liter (mg/L). Because of the uncertainty of nitrate concentrations in shallow groundwater in the area of the proposed subdivision, DEQ cannot approve the NP Study. If nitrate concentrations in upgradient groundwater exceed the MCL, or are at a concentration that nitrate in wastewater discharges from a subdivision lot results in the MCL being exceeded at the downgradient boundary of the lot, DEQ cannot approve the proposed subdivision. We request that additional groundwater samples be collected from wells completed at shallow to intermediate depths to better assess nitrate concentrations in the area of the proposed subdivision. Please present this additional data in an addendum to the NP Study. As needed, DEQ is available to assist MTI or the subdivision owner/developer in obtaining permission to sample the requested wells.

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

Nutrient Pathogen Study Review
 Van Slyke Farms Ridge Subdivision
 July 30, 2020

Title	<i>Level 1 Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision, Van Slyke Road southwest of Ustick Road, Wilder, Idaho</i>
Date Received	July 6, 2020
Location	The proposed Van Slyke Farms Ridge Subdivision (Property) is located in Canyon County, Idaho, south of Ustick Road and west of Van Slyke Road. The Property is located in the northeast quarter of Section 6, Township 3 North, Range 4 West of the Boise meridian.
Consultant	Materials Testing and Inspection (MTI), Boise, Idaho.
Project Overview	<p><i>Level 1 Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision</i> (NP Study) reports the Property consists of approximately 26 acres of agricultural land, with proposed development of 19 single-family residential lots, with individual water wells and septic systems for each lot. Land use surrounding the Property appears to be agricultural. Nearby land use includes an established residential development to the west and the Timberstone golf course to the northeast.</p> <p>Proposed wastewater flow for individual lots was established at 300 gallons per day. The locations of individual lot's drainfields are not identified in the NP Study. The drainfield locations for each lot will need to be approved by Southwest District Health (SWDH). Based on the layout of the lots, care should be taken to locate drainfields at lots located in the eastern portion of the proposed subdivision to minimize potential impacts to downgradient water wells.</p>

Nutrient Pathogen Study Review
 Van Slyke Farms Ridge Subdivision
 July 30, 2020

Required Data	Approved	Needs Revised	Comments
Well Driller's Reports	X		<p>The NP Study included 50 numbered Idaho Department of Water Resources (IDWR) Well Driller's Reports (Appendix D). Plate 3 of shows the individual well numbers corresponding to the Driller's Reports for the wells. DEQ reviewed selected well locations shown on Plate 3 and their corresponding Driller's Report with the well locations and associated Driller's Reports found on IDWR's EDMS database. DEQ's review indicated the numbered wells on Plate 3 generally correspond with the well locations/Well Reports shown on the EDMS database.</p>
Maps	X		<p>The NP Study included the following maps: a topographic map showing the Property and surrounding area (Plate 1); a Site Map showing the proposed subdivision lots and lot acreage (Plate 2); a geologic map (Appendix B; Idaho Geologic Survey, 1992); a soil map (Appendix C; USDA Natural Resources Conservation Service); a map showing the reported locations of water wells in the area surrounding the Property (Plate 3); a map showing IDWR groundwater contour elevations nearby subdivisions that had previously submitted nutrient pathogen evaluations to DEQ (Plate 4); a Site map showing the widths of individual subdivision lots perpendicular to the reported groundwater flow direction (Plate 5); and a map showing reported locations of three wells sampled by MTI collected in May 2020 for nitrate analyses (Plate 6).</p>
Groundwater Hydraulic Conductivity	X		<p>The NP Study presented an estimated hydraulic conductivity of 35 feet per day for groundwater at the Property. This estimated value was based on hydraulic conductivity data from pump tests conducted by the well drillers and reported on the Well Driller's Report for four wells in the Property area. This value is the same as was used in the NP Evaluation of the Highpointe Estates subdivision, located approximately one-half mile north of the Property. Based on the values calculated from the pump test data, the value used at the nearby subdivision, and our review of the lithology of the near surface aquifer, the proposed hydraulic conductivity value of 35 feet per day is acceptable.</p>

Nutrient Pathogen Study Review
 Van Slyke Farms Ridge Subdivision
 July 30, 2020

Required Data	Approved	Needs Revised	Comments
Groundwater Gradient	X		<p>The NP Study included an estimated gradient for the groundwater aquifer at the Property of 0.019 feet per feet in a southwest direction (220 degrees Azimuth). The gradient and flow direction were calculated from groundwater elevations generated by IDWR, and shown on the subdivision map (Plate 4) sent to MTI by DEQ as part of a public records request. The calculated gradient and flow direction are acceptable.</p>
Soils Information	X		<p>A soil map and soil resource report for the Property and immediate Property area, generated from the USDA National Resource Conservation Service, is included in the NP Study. Soil descriptions from test pit excavations at the Property were not included. Acceptable drainfield soil texture/classification for the individual subdivision lots will need to be confirmed and approved by SWDH.</p>
Geologic Information	X		<p>A summary of the regional geology of the Property area was included in the NP Study. A summary of local geology, based on a review of IDWR Well Driller's Reports, was also included. The local summary included general groundwater depths and depths to first identified groundwater; aquifer lithology was not discussed.</p> <p>DEQ reviewed IDWR Well Driller's Reports for fourteen domestic water wells located at or adjacent to the Property as reported on IDWR's EDMS database. Our review of the Driller's Reports identified well depths ranging from 181 to 487 feet (average of 282 feet) and static water levels ranging from 75 feet to 205 feet below ground surface (average of 80 feet). Water-bearing zones/aquifers noted in the Driller's Reports at the base of the wells generally consisted of sand or clay with sand layers. These aquifers were generally overlain by interbedded layers of clay, clay with sand layers, and sand.</p>

Required Data	Approved	Needs Revised	Comments
<p>Water quality information</p>		<p>X</p>	<p>A concentration of 9.28 milligrams per liter (mg/L) was presented as a background/upgradient nitrate concentration. The proposed value was calculated by averaging nitrate concentrations from nine samples collected by MTI at three wells located in a subdivision adjacent to and west of the Property; three duplicate samples were collected from each well.</p> <p>The NP Study identified the sampled wells by well address, and included IDWR Driller's Reports for the wells, identified as well logs #25, #26, and #29 in Appendix D. A summary of the wells' construction from the IDWR Well Driller's Reports, and the nitrate concentrations follows.</p> <ul style="list-style-type: none"> • Well 25 is 285 feet deep, screened from 225 to 285 feet, static water level of 159 feet, installed in 2019. The average nitrate concentration of the three samples collected from the well is 6.5 mg/L. • Well 26 is 212 feet deep, screened from 207 to 212 feet, static water level of 119 feet, installed in 2013. The average nitrate concentration of the three samples collected from the well is 14.0 mg/L. • Well 29 is 260 feet deep, screened from 240 to 260 feet, static water level of 145 feet, installed in 2018. The average nitrate concentration of the three samples collected from the well is 8.6 mg/L. <p>The water quality data indicate elevated concentrations of nitrate are present in shallow groundwater downgradient of the Property. DEQ reviewed IDWR's EDMS database to investigate nitrate concentrations detected in the analyses of groundwater samples collected by DEQ, IDWR, or the Idaho State Department of Agriculture from wells located within an approximate one mile radius of the Property. Our review identified one well that had been sampled by IDWR in 2015 (well 855), and two wells (wells 2061 and 2081) sampled by DEQ in 2017; the wells are identified by the state agency well number shown on the EDMS database. A summary of the wells and the nitrate concentrations detected in the samples follows.</p> <ul style="list-style-type: none"> • Well 855 is 325 feet deep, with perforated casing from 270 to 325 feet, static water level of 150 feet, installed in 1957. The well is located approximately one mile east of the Property. The nitrate concentration detected in the sample collected in 2015 was 11 mg/L.

			<ul style="list-style-type: none"> • Well 2061 is 72 feet deep, cased to 50 feet (no screen), static water level of 50 feet, installed in 1996. The well is located approximately one mile north of the Property. The nitrate concentration detected in a sample collected in 2017 was 29 mg/L. • Well 2081 is 160 feet deep, cased to 157 feet (no screen), static water level of 95 feet, installed in 2002. The well is located in the same subdivision as the three wells sampled for the NP Study. The nitrate concentration detected in a sample collected in 2017 was 17 mg/L. <p>The above-listed detections of nitrate in samples collected by IDWR and DEQ from wells surrounding the Property are at concentrations exceeding the maximum concentration limit (MCL) of 10 mg/L. The analytical data from samples collected at these wells and from well No. 26 sampled for the NP Study indicate nitrate concentrations in shallow groundwater surrounding and adjacent to the Property are likely near or potentially exceeding the MCL. If nitrate concentrations in upgradient groundwater exceed the MCL, DEQ cannot approve the subdivision.</p> <p>To better assess present nitrate concentrations in shallow groundwater surrounding and adjacent to the Property, DEQ requests that additional characterization of groundwater be performed. This characterization can be completed by either sampling additional wells in the Property area that obtain water from relatively shallow depths (100 to 150 feet), or installing a monitoring well in the northeast area of the Property for sample collection. Potential upgradient wells that obtain water from relatively shallow depths, as located on the IDWR's EDMS database, include the Van Slyke Farms well (No. 48 in Appendix D); Begalado well (No. 5 in Appendix D); and Warntjes well (No. 36 in Appendix D). A potential cross-gradient shallow well is the above-listed well 2061 (Rosencrantz well, IDWR Drilling Permit No. 63-96-W-0449-000). Potential downgradient wells that obtain water from relatively shallow depths that are located in the subdivision west of the property include: the above-listed well 2081 (Taggart well, No. 31 in Appendix D; and Grave well (No. 27 in Appendix D).</p>
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Required Data	Approved	Needs Revised	Comments
<p>DEQ mass-balance spreadsheet</p>		<p>X</p>	<p>The NP study included 19 mass balance spreadsheets (MB Spreadsheets; DEQ, May 2000), one for each lot in the proposed subdivision. The MB spreadsheets were prepared using a 45 mg/L nitrate (untreated) in the wastewater discharge for 18 of the lots, and 27 mg/L (extended treatment) for lot 15..</p> <p>Default values used in the MB Spreadsheets included: mixing zone thickness (15 feet); septic tank effluent volume for an individual home (300 gallons per day); denitrification rate (0), and nitrate in natural recharge (0.3 mg/L).</p> <p>Acceptable site-specific values entered into the MB Spreadsheets included: hydraulic conductivity (35 feet per day); hydraulic gradient (0.019 feet per foot); aquifer width perpendicular to flow (variable, lot-specific); parcel area (variable, lot-specific); percent of parcel that is impervious (5%); and a septic tank wastewater nitrate concentration of 45 mg/L for 18 lots, and a nitrate concentration of 27 mg/L for lot 15 that assumes installation of an extended treatment system that can provide a 40% nitrate reduction. The upgradient concentration of nitrate in groundwater is pending additional sampling.</p> <p>DEQ's reviewed of the MB Spreadsheets using a proposed concentration of 9.3 mg/L nitrate in upgradient groundwater. The modeled nitrate concentration in groundwater at the downgradient boundaries of the 19 lots ranged from 9.7 to 10.4 mg/L. Modeled concentrations equal to or greater than 10 mg/L are unacceptable, and extended treatment would be required. DEQ requests that the MB Spreadsheets be modified and resubmitted when additional data for upgradient nitrate concentrations are acquired.</p>

IRRIGATION PLAN APPLICATION

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



Applicant(s) Van Slyke Farms (612) 356-7422
Name Daytime Telephone Number
P.O. Box 39 Wilder ID 83676
Street Address City, State Zip

Representative Name Mason & Associates, Inc. - (208) 454-0256 - wmason@maxnandassociates.com
Daytime Telephone Number / E-mail Address
924 3rd Street South Nampa ID 83651
Street Address City, State Zip

Location of Subject Property: Van Slyke Rd. / Ustick
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 33211, R 33212 Section 6 Township 3N Range 4W

This land:



Has water rights available to it.



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

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

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

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

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

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

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

Irrigation: IDWR - Water right 63-32569

Drainage: _____

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

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

5. How many inches of water are available to the property? 94.5 AF

6. How is the land currently irrigated? Sprinkler Surface Above Ground Pipe Irrigation Well Underground Pipe
7. How is the land to be irrigated after it is subdivided? Sprinkler Surface Irrigation Well Above Ground Pipe Underground Pipe

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

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

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

each lot will contain swales to retain storm water

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

The common lot in Block 2 will contain a storm drain area for storm water retention

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: [Signature] Date: 03 / 30 / 2021
Property Owner (Application Submitted)

Signed: William J. Mason Date: 3 / 30 / 2021
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

July 20, 2012

VAN SLYKE FARMS INC
17605 VAN SLYKE RD
PO BOX 39
WILDER ID 83676

RE: License No. 63-32569

Issuance of License

Dear Water Right Holder(s):

The Department of Water Resources has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review the conditions of approval and remarks listed on your license.

The license is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless a party petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact me at 208-334-2190.

Sincerely,

for

John Westra

Western Regional Manager

Enclosure(s)

CERTIFICATE OF SERVICE

I hereby certify that on July 20, 2012 I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER(Approved License) to the person(s) listed below:

RE: WATER RIGHT NO. 63-32569

**VAN SLYKE FARMS INC
17605 VAN SLYKE RD
PO BOX 39
WILDER ID 83676**



**Mandi Pearson
Office Specialist II**

State of Idaho
 Department of Water Resources
APPLICATION FOR AMENDMENT
 (For Licensing Purposes)
WATER RIGHT NO. 63-32569

RECEIVED

JUL 19 2012

WATER RESOURCES
 WESTERN REGION

Date of Priority: November 14, 2006 **Maximum Diversion Rate:** 0.42 CFS
Maximum Diversion Volume: 94.5 AF

Comes now VAN SLYKE FARMS INC
 17605 VAN SLYKE RD
 PO BOX 39
 WILDER ID 83676

and represents to the Director of the Idaho Department of Water Resources that he is the owner and holder of Permit to Appropriate the Public Waters of the State of Idaho No. 63-32569, and requests that the permit be changed as follows:

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	03/01 to 11/15	0.42 CFS	94.5 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER SW1/4NE1/4 Sec. 6, Twp 03N, Rge 04W, B.M., CANYON County

PLACE OF USE: IRRIGATION

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N 04W 6			4.0	16.0				1.0									21.0

Total Acres: 21

Permit holder asserts that no one will be injured by such change and that such change will be made at permit holder's own risk. Signed this 17 day of July, 2012.

John A. Van Slyke Pres.
Van Slyke Farms Inc.
 (Signature)

State of Idaho
Department of Water Resources
APPLICATION FOR AMENDMENT
(For Licensing Purposes)
WATER RIGHT NO. 63-32569

FOR DEPARTMENT USE ONLY

Preliminary check by kw Fee \$ 106 Received by JA # W040392 Date 7-11-12

ACTION OF THE DEPARTMENT OF WATER RESOURCES

I, JOHN WESTRA, of the Department of Water Resources hereby approve the above Application for Amendment for Permit No. 63-32569 with the following:

CONDITIONS OF APPROVAL

1. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
2. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
3. The following rights are diverted through point of diversion described above: 63-2857 & 63-32569
4. This right does not grant any right-of-way or easement across the land of another.
5. When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

Witness my hand this 20th day of July, 2012.


JOHN WESTRA
Western Regional Manager

State of Idaho
 Department of Water Resources
Water Right License

WATER RIGHT NO. 63-32569

Priority: November 14, 2006

Maximum Diversion Rate: 0.42 CFS
 Maximum Diversion Volume: 94.5 AF

It is hereby certified that VAN SLYKE FARMS INC
 17605 VAN SLYKE RD
 PO BOX 39
 WILDER ID 83676 has complied with the terms and conditions of the
 permit, issued pursuant to Application for Permit dated November 14, 2006; and has submitted Proof of
 Beneficial Use on November 08, 2010. An examination confirms water is diverted from:

SOURCE

GROUND WATER

and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL DIVERSION VOLUME</u>
IRRIGATION	03/01 to 11/15	0.42 CFS	94.5 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER SW1/4NE1/4 Sec. 6, Twp 03N, Rge 04W, B.M., CANYON County

PLACE OF USE: IRRIGATION

Twp Rge Sec	NE	NW	SW	SE					Totals	
03N 04W 6	NE NW SW SE	NE NW SW SE	NE NW SW SE	NE NW SW SE	4.0	16.0	1.0			21.0

Total Acres: 21

CONDITIONS OF APPROVAL

1. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
2. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
3. The following rights are diverted through point of diversion described above: 63-2857 & 63-32569
4. This right does not grant any right-of-way or easement across the land of another.

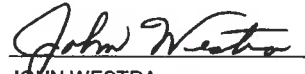
State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 63-32569

5. When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 20th day of July, 2012.


JOHN WESTRA
Western Regional Manager



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

EASEMENT AND ROAD REDUCTION REQUEST DIRECTORS DECISION

This request is being submitted with the comprehensive map change, rezone and preliminary plat requests for Van Slyke Farms Ridge Subdivision.

The request is for an easement reduction for two ingress/egress easements that are shown on the preliminary plat as 28 feet in width. These two ingress/egresses will each serve two lots. The 28-foot easements will provide adequate access to the two parcels along the north border and the two parcels to the west without harming the public interest.

Please consider this request.

SUBDIVISION 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



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?
Residential 18 Non-buildable — Common 1
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1.08 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
 Irrigation Well Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 90% %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 94.5 AF
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
individual lots will contain swales to retain storm water
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
The common lot in Block 2 will contain a storm drain retention area

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:
 Public Private N/A

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

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
Residential 4 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
 YES NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?

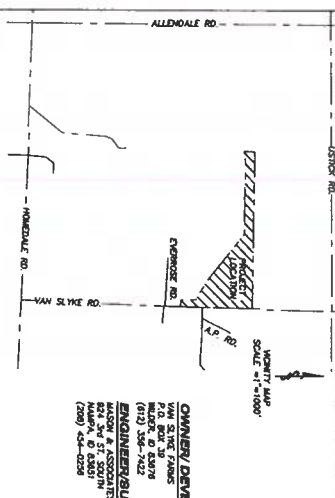
YES NO

2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?

CURBS GUTTERS SIDEWALKS STREETLIGHTS LANDSCAPING

request sent to City of Greenleaf

PRELIMINARY PLAT
 FOR
 VAN SLYKE FARMS RIDGE SUBDIVISION
 A PART OF THE SW 1/4 NE 1/4, SE 1/4 NW 1/4, SECTION 6, T. 3 N., R. 4 W., S. 4 M.,
 CANTON COUNTY, DAHO
 2021



OWNER: DEWEY OPFER
 DEVELOPER:
 P.O. BOX 30
 N. 1/4 NE 1/4 SE 1/4 NW 1/4
 SECTION 6, T. 3 N., R. 4 W., S. 4 M.
 CANTON COUNTY, DAKOTA
 ENGINEER: MASON & ASSOCIATES, INC.
 524 1/2 S. 2nd ST. S. SUITE 101
 BISMARCK, ND 58501
 (701) 426-0226



LEGEND

- Customer Note: Easement, Right of Way, etc.
- Boundary: Property boundary, Easement boundary, etc.
- Feature: Contour, Spot Elevation, etc.
- Utility: Electric, Gas, Water, etc.

PROJECT NARRATIVE

- CANTON COUNTY COUNTY ENGINEERING DEPARTMENT TO FILE NECESSARY PERMITS.
- THE LOT LAYOUT AND DIMENSIONS SHALL BE AS SHOWN ON THIS PLAT.
- THE TOTAL AREA OF THIS PLAT SHALL BE APPROXIMATELY 100 ACRES.
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Curve Table

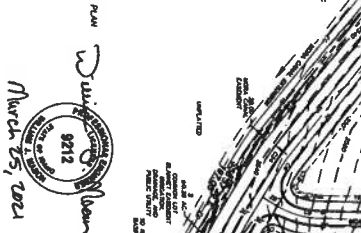
Curve #	Length	Radius	Chord Distance	Chord Length	Height
C1	800.00	1000.00	630.96	630.96	23.00
C2	1000.00	1200.00	784.00	784.00	29.00
C3	1200.00	1400.00	937.00	937.00	35.00
C4	1400.00	1600.00	1090.00	1090.00	41.00
C5	1600.00	1800.00	1243.00	1243.00	47.00
C6	1800.00	2000.00	1396.00	1396.00	53.00
C7	2000.00	2200.00	1549.00	1549.00	59.00
C8	2200.00	2400.00	1702.00	1702.00	65.00
C9	2400.00	2600.00	1855.00	1855.00	71.00
C10	2600.00	2800.00	2008.00	2008.00	77.00
C11	2800.00	3000.00	2161.00	2161.00	83.00
C12	3000.00	3200.00	2314.00	2314.00	89.00
C13	3200.00	3400.00	2467.00	2467.00	95.00
C14	3400.00	3600.00	2620.00	2620.00	101.00
C15	3600.00	3800.00	2773.00	2773.00	107.00
C16	3800.00	4000.00	2926.00	2926.00	113.00
C17	4000.00	4200.00	3079.00	3079.00	119.00
C18	4200.00	4400.00	3232.00	3232.00	125.00
C19	4400.00	4600.00	3385.00	3385.00	131.00
C20	4600.00	4800.00	3538.00	3538.00	137.00
C21	4800.00	5000.00	3691.00	3691.00	143.00
C22	5000.00	5200.00	3844.00	3844.00	149.00
C23	5200.00	5400.00	3997.00	3997.00	155.00
C24	5400.00	5600.00	4150.00	4150.00	161.00
C25	5600.00	5800.00	4303.00	4303.00	167.00
C26	5800.00	6000.00	4456.00	4456.00	173.00
C27	6000.00	6200.00	4609.00	4609.00	179.00
C28	6200.00	6400.00	4762.00	4762.00	185.00
C29	6400.00	6600.00	4915.00	4915.00	191.00
C30	6600.00	6800.00	5068.00	5068.00	197.00
C31	6800.00	7000.00	5221.00	5221.00	203.00
C32	7000.00	7200.00	5374.00	5374.00	209.00
C33	7200.00	7400.00	5527.00	5527.00	215.00
C34	7400.00	7600.00	5680.00	5680.00	221.00
C35	7600.00	7800.00	5833.00	5833.00	227.00
C36	7800.00	8000.00	5986.00	5986.00	233.00
C37	8000.00	8200.00	6139.00	6139.00	239.00
C38	8200.00	8400.00	6292.00	6292.00	245.00
C39	8400.00	8600.00	6445.00	6445.00	251.00
C40	8600.00	8800.00	6598.00	6598.00	257.00
C41	8800.00	9000.00	6751.00	6751.00	263.00
C42	9000.00	9200.00	6904.00	6904.00	269.00
C43	9200.00	9400.00	7057.00	7057.00	275.00
C44	9400.00	9600.00	7210.00	7210.00	281.00
C45	9600.00	9800.00	7363.00	7363.00	287.00
C46	9800.00	10000.00	7516.00	7516.00	293.00

THINGS TO BE DONE

- THE TOTAL AREA OF THIS PLAT SHALL BE APPROXIMATELY 100 ACRES.
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NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CANTON COUNTY ENGINEERING DEPARTMENT.



APPROVED: *David Mason*
 March 25, 2021

Professional Engineer
 Mason & Associates, Inc.

DRAWING TITLE: VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT
 SHEET NO. 1 OF 2 SHEETS

JOB NO: NY0220
 DWG NO: NY0220PP
 SCALE: 1/4" = 100'
 DATE: 3/25/21
 FIELD BOOK NO:

CLIENT: VAN SLYKE FARMS
 P.O. BOX 30
 WILDER, ID 83678
 (812) 368-7422

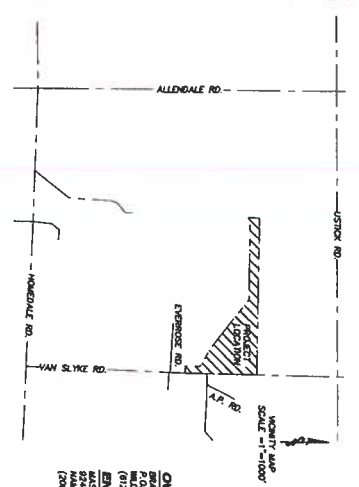
Mason & Associates
 Professional Engineers, Land Surveyors & Planners
 514 1/2 S. 2nd Ave. S. Ste. 101
 Bismarck, ND 58501
 (701) 426-0226

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JH
 APPROVED BY: JH

NO. BY DATE DESCRIPTION

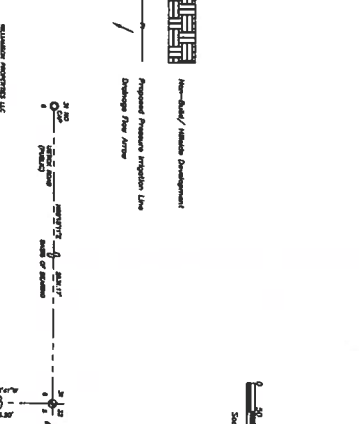
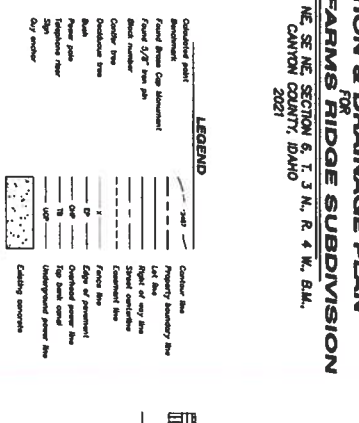
3/21 JH
 3/21 JH

IRRIGATION & DRAINAGE PLAN
VAN SLYKE FARMS RIDGE SUBDIVISION
 A PART OF THE NE, SE NE SECTION 5, T. 3 N., R. 4 W., S. 14 E.,
 CANTON 2021

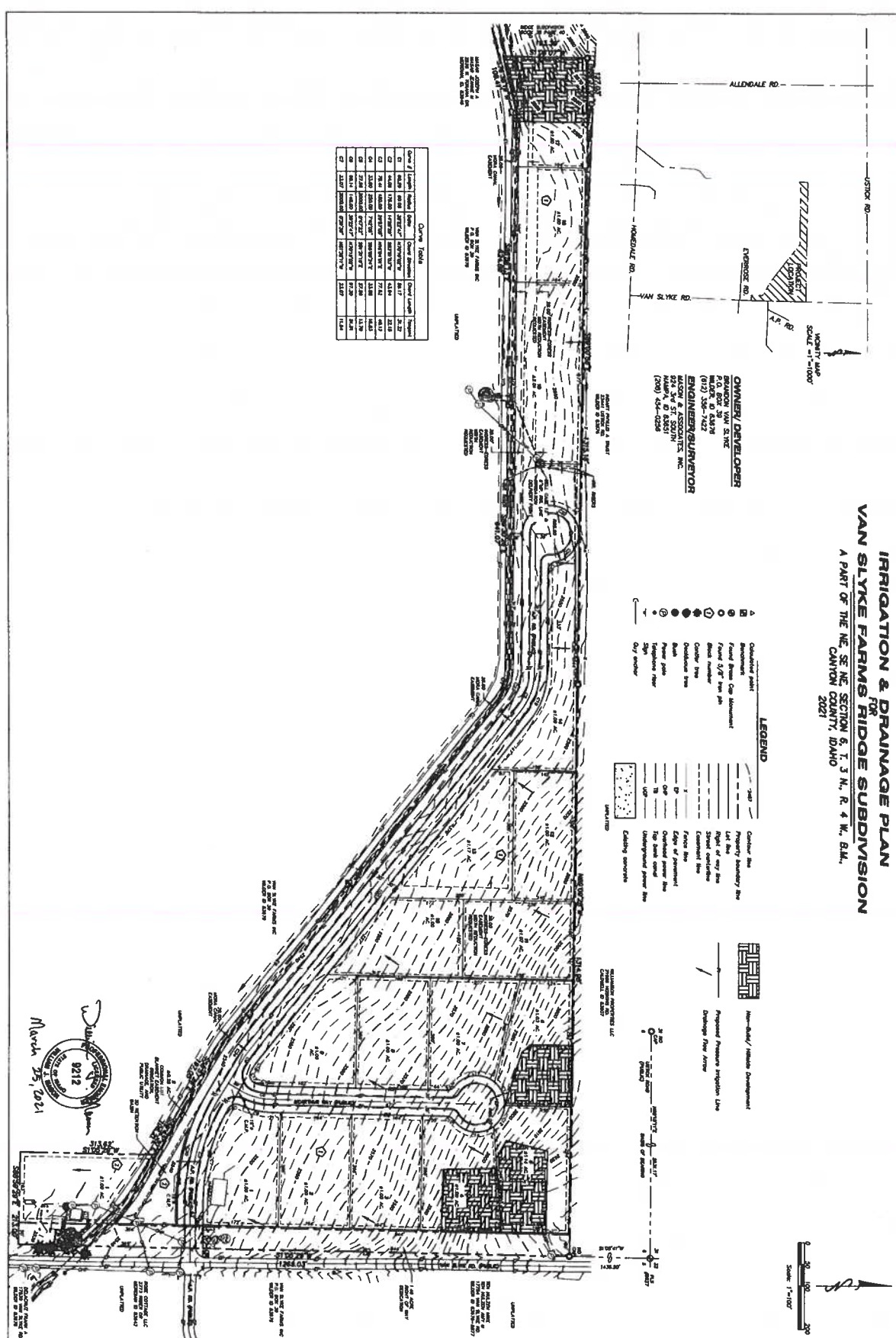


OWNER/DEVELOPER
 VAN SLYKE FARMS, INC.
 1000 N. 1000 W.
 WILDER, ID 83478
 (202) 356-7422

ENGINEER/SURVEYOR
 MASON & ASSOCIATES, LLC
 804 N. 4th ST. SOUTHWEST
 WILDER, ID 83478
 (202) 356-7422



Cont. #	Location	Area	Cont. #	Location	Area	Cont. #	Location	Area
1	1000 N. 1000 W.	1.00	1	1000 N. 1000 W.	1.00	1	1000 N. 1000 W.	1.00
2	1000 N. 1000 W.	1.00	2	1000 N. 1000 W.	1.00	2	1000 N. 1000 W.	1.00
3	1000 N. 1000 W.	1.00	3	1000 N. 1000 W.	1.00	3	1000 N. 1000 W.	1.00
4	1000 N. 1000 W.	1.00	4	1000 N. 1000 W.	1.00	4	1000 N. 1000 W.	1.00
5	1000 N. 1000 W.	1.00	5	1000 N. 1000 W.	1.00	5	1000 N. 1000 W.	1.00
6	1000 N. 1000 W.	1.00	6	1000 N. 1000 W.	1.00	6	1000 N. 1000 W.	1.00
7	1000 N. 1000 W.	1.00	7	1000 N. 1000 W.	1.00	7	1000 N. 1000 W.	1.00
8	1000 N. 1000 W.	1.00	8	1000 N. 1000 W.	1.00	8	1000 N. 1000 W.	1.00
9	1000 N. 1000 W.	1.00	9	1000 N. 1000 W.	1.00	9	1000 N. 1000 W.	1.00
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12	1000 N. 1000 W.	1.00	12	1000 N. 1000 W.	1.00	12	1000 N. 1000 W.	1.00
13	1000 N. 1000 W.	1.00	13	1000 N. 1000 W.	1.00	13	1000 N. 1000 W.	1.00
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32	1000 N. 1000 W.	1.00	32	1000 N. 1000 W.	1.00	32	1000 N. 1000 W.	1.00
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40	1000 N. 1000 W.	1.00	40	1000 N. 1000 W.	1.00	40	1000 N. 1000 W.	1.00
41	1000 N. 1000 W.	1.00	41	1000 N. 1000 W.	1.00	41	1000 N. 1000 W.	1.00
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49	1000 N. 1000 W.	1.00	49	1000 N. 1000 W.	1.00	49	1000 N. 1000 W.	1.00
50	1000 N. 1000 W.	1.00	50	1000 N. 1000 W.	1.00	50	1000 N. 1000 W.	1.00



DRAWING TITLE VAN SLYKE FARMS RIDGE SUBDIVISION IRRIGATION & DRAINAGE PLAN		JOB NO. NY02201 DWG NO. NY02201PP		CLIENT: VAN SLYKE FARMS P.O. BOX 36 WILDER, ID 83478		DESIGNED BY: [Signature] DRAWN BY: [Signature] 3/21 CHECKED BY: [Signature] APPROVED BY: [Signature]	
SCALE: N/A 1" = 100'		FIELD BOOK NO.		Mason & Associates Professional Engineers Land Surveyors & Planners		NO. BY DATE DESCRIPTION	
SHEET NO. 2 OF 2 SHEETS		Rev.		(812) 356-7422		[Table with 4 columns: NO., BY, DATE, DESCRIPTION]	



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
REZONE AND COMPREHENSIVE MAP CHANGE
PRELIMINARY PLAT

This is a request to rezone a portion of parcel number R33211 and a comprehensive map change and rezone for a small portion of parcel R33212. Please see the site drawing to further clarify. These properties are located west of Van Slyke Road and south of Ustick Road. The request to rezone to residential (R-1) is for portions of both parcels R33211 and R33212.

Both properties are currently zoned agricultural in Canyon County. A large portion of parcel R33211 is in the County's future land use as residential.

The desire is to combine the property north of the Mora Canal Extension, along with the existing residence south of the Canal, to create residential property for a future subdivision, saving the larger portion of both parcels for continued farm use. Combining the narrow portion of the property north of the Canal with the larger future residential portion keeps residential use out of the prime farm ground.

The request for R-1 zone allows for large enough parcels to maintain a country feel while utilizing the land to its greatest potential.

Portions of the property have grades that are steeper than 15%. These areas are clearly marked on the plat and the property owner can choose not to build in the steepest areas.

The majority of the property to be rezoned is in the City of Greenleaf's impact area.

A waiver of sidewalk, curb, gutter and landscaping has been requested and sent to the City of Greenleaf.

CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan or 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? _____

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

6. INTERNAL ROADS:

Public Public

7. **FENCING** Fencing will be provided (Please show location on site plan)

Type: unknown at this time 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)

Mora Canal extension

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

Residential 18 Common 1 Non-Buildable _____

2. FIRE SUPPRESSION:

Structure Wild Land Other: _____

3. INCLUDED IN YOUR PROPOSED PLAN? - *A waiver request has been sent to City of Greenleaf*
 Sidewalks Curbs Gutters Street Lights None

N/A **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

N/A **ANIMAL CARE RELATED USES** *N/A*

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

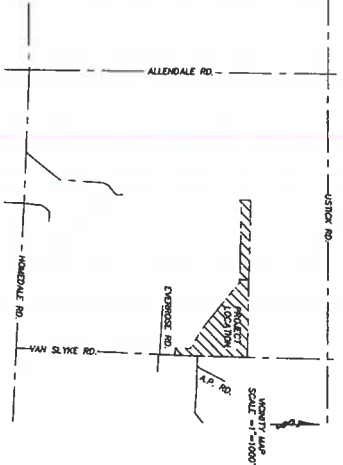
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building Enclosure Barrier/Berm Bark Collars

COMPREHENSIVE MAP CHANGE AND REZONE SITE PLAN

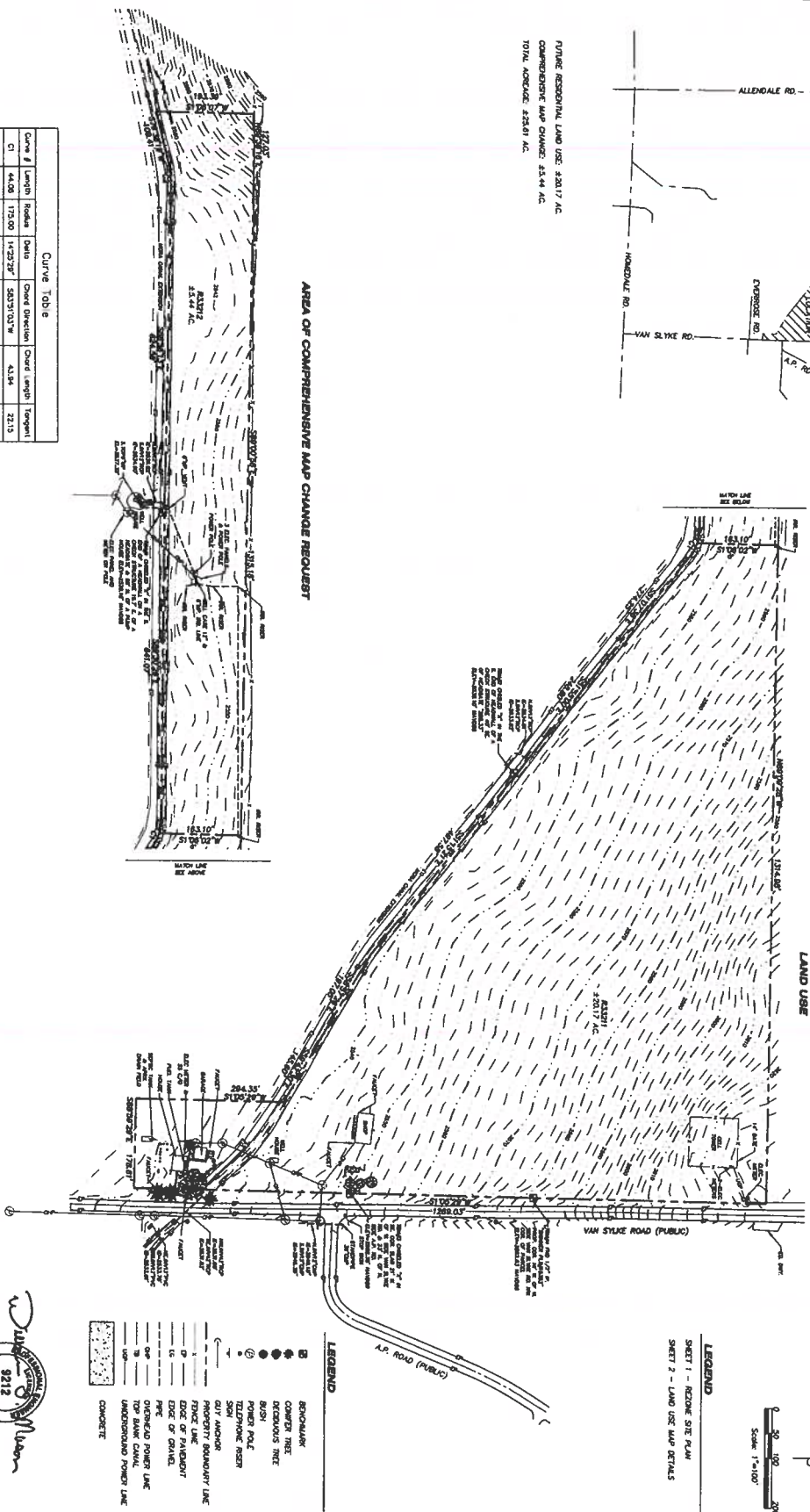
A PART OF THE NW 1/4, AND A PART OF THE S 1/2 NE 1/4,
SECTION 6, T. 3 N., R. 6 W., S.W.,
CANTON COUNTY, IDAHO
2021

FUTURE RESIDENTIAL
LAND USE



FUTURE RESIDENTIAL LAND USE: 230.17 AC.
COMPREHENSIVE MAP CHANGE: 2.544 AC.
TOTAL ACREAGE: 232.81 AC.

AREA OF COMPREHENSIVE MAP CHANGE REQUEST



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	44.00	175.00	142°23'27"	S83°31'03"W	43.94	22.15
C2	462.28	20.00	187°22'47"	N07°10'02"W	39.17	37.32
C3	273.23	90.00	172°33'57"	N65°48'28"W	27.22	13.77
C4	32.98	90.00	107°39'33"	N63°37'07"W	12.77	16.67

LEGEND

NO	BY	DATE	DESCRIPTION
1	CS	11/2020	DESIGNED BY
2	CS	11/2020	DRAWN BY
3	CS	11/2020	CHECKED BY
4	CS	11/2020	APPROVED BY

- LEGEND
- BRONCHIALE
 - CONCRETE
 - POWER POLE
 - TELEPHONE
 - TELEPHONE RISER
 - SOIL ANCHOR
 - PROPERTY LINE
 - EDGE OF PARCELS
 - EDGE OF CHANNEL
 - POWER POLE
 - UNDERGROUND POWER LINE
 - CONCRETE

March 25, 2021

Mason & Associates

DRAWING TITLE COMPREHENSIVE MAP CHANGE 17555 VAN SLYKE RD. REZONE SITE PLAN		JOB NO NVD220	CLIENT VAN SLYKE FARMS P.O. BOX 39 WILDEY, ID 83676	Mason & Associates Professional Engineers Land Surveyors & Planners Rt 202 Box 777, New P 836 836 6-2389 to 836 6-2388	DESIGNED BY DRAWN BY CHECKED BY APPROVED BY	NO BY DATE DESCRIPTION
SHEET NO. 1 OF 2 SHEETS		SCALE 1" = 100'	FIELD BOOK NO			



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: VAN SLYKE FARMS
JOB NO.: FE1420
DATE: November 13, 2020

REZONE PARCEL

A parcel of land being a portion of the SW1/4 NE1/4 and a portion of the SE1/4 NW 1/4 of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Section 06;

Thence S 01° 05' 41" W a distance of 1436.20 feet to the northeast corner of the SE1/4 NE1/4;

Thence N 89° 09' 28" W a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the northeast corner of the SW1/4 NE1/4 to the **POINT OF BEGINNING**;

Thence S 01° 06' 02" W a distance of 163.10 feet along the east boundary of the SW1/4 NE1/4 to a point on the approximate centerline of the Mora Canal;

Thence along the approximate centerline of the Mora Canal the following courses and distances;

Thence a distance of 27.33 feet along the arc of said curve left, having a radius of 90.00 feet, a central angle of 17° 23' 55", the long chord of which bears N 80° 48' 28" W a distance of 27.22 feet;

Thence N 89° 30' 26" W a distance of 641.07 feet;

Thence N 88° 56' 13" W a distance of 624.59 feet;



Professional Engineers, Land Surveyors and Planners

Thence a distance of 44.06 feet along the arc of said curve left, having a radius of 175.00 feet, a central angle of 14° 25' 29", the long chord of which bears S 83° 51' 03" W a distance of 43.94 feet;

Thence S 76° 38' 19" W a distance of 109.47 feet to the southeasterly corner of Lot 17 Block 1 Garrett Ranch Ridge Subdivision;

Thence leaving the approximate centerline of the Mora Canal, N 01° 06' 07" E a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

Thence N 89° 37' 01" E a distance of 127.03 feet along the north boundary of the SE1/4 NW1/4 to the northwest corner of the SW1/4 NE1/4;

Thence S 89° 00' 58" E a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the **POINT OF BEGINNING.**

This parcel contains 5.44 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



Mason &
Associates Inc.

INSTRUMENT NO. 8426815

WARRANTY DEED

For Value Received D. ARTHUR VAN SLYKE and PHYLLIS GERTRUDE VAN SLYKE, husband and wife, and EVERETT J. VAN SLYKE and ROSEMARIE VAN SLYKE, husband and wife, Route 1, Wilder, Idaho,

the grantor s do hereby grant, bargain, sell and convey unto VAN SLYKE FARMS, INC., an Idaho corporation, Route 1, Wilder, Idaho, the grantee , the following described premises, situated in Canyon County, State of Idaho, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

8426819
RECORDED
24 NOV 9 PM 2 47
D. J. STOKER
CANYON COUNTY RECORDER
BY J. Slaney
NOTARY PUBLIC
ALEXANDERSON-DAVIS-R-W ATTYS
1000 Duffell Lane

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee , its successors heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee , that they are the owner s in fee simple of said premises; that said premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.
Dated: May 1, 1984.

D. Arthur Van Slyke
D. Arthur Van Slyke
Phyllis Gertrude Van Slyke
Phyllis Gertrude Van Slyke

Everett J. Van Slyke
Everett J. Van Slyke
Rosemarie Van Slyke
Rosemarie Van Slyke

STATE OF IDAHO, COUNTY OF CANYON ss.
On this 1st day of May, 1984, before me, a notary public in and for said State, personally appeared D. ARTHUR VAN SLYKE and PHYLLIS GERTRUDE VAN SLYKE, husband and wife and EVERETT J. VAN SLYKE and ROSEMARIE VAN SLYKE, husband and wife, known to me to be the person s whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Rahul L. Alexander
Notary Public.
Residing at Caldwell, Idaho

EXHIBIT "A"

Parcel No. 1:

The West Half of the Northeast Quarter of Section 8, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho; EXCEPTING THEREFROM that portion lying North of Homedale-Huston Road as the same is now located;

Parcel No. 2:

All that part of the Northeast Quarter of the Southwest Quarter of Section 8, Township 3 North, Range 4 West, Boise Meridian, lying North of the Deerflat Lowline Canal;

Parcel No. 3:

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 3 North, Range 4 West of the Boise Meridian and so described as follows:

Commencing at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, thence North along the East line thereof to a point of intersection of said East boundary line with the center line of the right-of-way of the Deer Flat Low Line Canal being the real point of beginning;

Thence following the center line of said canal right-of-way in a Northwesterly and Northeasterly direction to a point where the said center line of said right-of-way again intersects the East boundary line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South along the East line to the real point of beginning;

Parcel No. 4:

The East Half of the Southwest Quarter of Section 5, Township 3 North, Range 4 West of the Boise Meridian containing approximately 80 acres;

Parcel No. 5:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M., EXCEPTING THEREFROM the North 285 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M., Canyon County, Idaho;

Parcel No. 6:

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M.

Parcel No. 7:

2 The E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, Township 3 North, Range 4 West, B.M.

Parcel No. 8:

The $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ and the East 8 rods of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$, all in Section 6, Township 3 North, Range 4 West of the B.M.

Parcel No. 9:

All that part of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$, Section 6, Township 3 North, Range 4 West of the B.M., described as follows: Beginning at the Southwest corner of the said $SE\frac{1}{4}$ of the $NW\frac{1}{4}$, thence East 72 rods on the South line of said $SE\frac{1}{4}$ of the $NW\frac{1}{4}$; thence North 80 rods; thence West on the North line of said $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ 72 rods to the Northwest corner of said $SE\frac{1}{4}$ of the $NW\frac{1}{4}$; thence South 80 rods to the place of beginning;

Parcel No. 10:

The North 285 feet of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M., Canyon County, Idaho;

Parcel No. 11:

The $E\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West of the B.M.; the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ and the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ and the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$, all in Section 5, Township 3 North, Range 4 West of the B.M., all being in Canyon County, Idaho;

Parcel No. 12:

The $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$, and, that part of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ lying Northeast of the Deer Flat Lowline Ditch, all being in Section 6, Township 3 North, Range 4 West, B.M.

Parcel No. 13:

All that part of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M. lying Westerly and Southerly of the Deer Flat Low Line Ditch;

Parcel No. 14:

All that portion of the $E\frac{1}{2}SW\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M. lying South of Center Line of Lowline Canal EXCEPT that portion lying East and South of Center Line of Olsen Drain Ditch;

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining;

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

Receipt Number: 58438

Date: 4/22/2021

Date Created: 4/22/2021 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Van Slyke Farms LLC
Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2021-0027	\$850.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	OR2021-0012	\$2,500.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2021-0016	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2021-0016	\$170.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2021-0016	\$100.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	AD2021-0069	\$80.00	\$0.00	\$0.00

Sub Total: \$5,140.00

Sales Tax: \$0.00

Total Charges: \$5,140.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	10870	\$5,140.00

Total Payments: \$5,140.00

ADJUSTMENTS

Receipt Balance: \$0.00



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

NEIGHBORHOOD MEETING CONCERNS
VAN SLYKE FARMS RIDGE SUBDIVISION
February 5, 2021

Neighbors were concerned about the following issues:

1. How close to the property line from the north would the homes be allowed to build?
2. There was surprise expressed that a large portion of the Van Slyke property was in the County's future land use plan as residential. Two of the neighbors were asking when this happened and how come they were not advised that this had happened. That this would have been fought in order to protect their future subdivision scenic views.
3. A concern was raised that development might impact the farm to the north. Someone said that the EPA requires houses to stay out of the application exclusion zone, which they stated was 150 feet. The request that any homes built would be 150 feet from the north boundary. It was discussed that even though the property to the north was slated to be a future subdivision it is now being currently farmed.
4. One of the Williamsons stated, "Our Patrick will see things will run smooth for us." In reference to the 150-foot required EPA application exclusion zone.
5. There was concern that homes built would block the scenic views of the future subdivision to the north. There were two requests for any future buildings to be less than 20 feet in height and more than 100 feet from the north boundary in order to protect the future subdivision that had been granted to Mr. Williamson in the 1990's when he said he was involved with the County.
6. There was a request that any preliminary plat would contain building envelopes so that the homeowners would not build next to the north boundary and ruin their future subdivisions views.
7. There was a request to have the existing cell tower removed to protect future views of the future subdivision to the north.



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

January 26, 2021

Dear Property Owner and Neighbor,

You recently received an invitation to participate in a neighborhood comment period for the below described land use change and preliminary plat. We will also be offering an opportunity to visit onsite.

The onsite neighborhood meeting will take place in the large open area north of the canal at the address of 17553 Van Slyke Road. The meeting will take place on Friday, February 5th, 2021 between 3:00 and 3:30 pm. If you can not attend or do not feel comfortable attending due to the COVID 19 please use the one of the contacts below to ask questions or leave comments.

The location of this land use change is located west of Van Slyke Road and south of Ustick Road. See the attached exhibit. A comprehensive map change and rezone to residential land use is being requested for the area marked in orange. A residential land use rezone is being requested for the remaining property that is outlined in red. The area in orange is in the County's future plan as agricultural. The remaining area inside the red boundary line is in the County's future plan as residential. Van Slyke Farms is requesting amendment to the County's future land use plan to include the portion of the property north of the canal (in orange) be zoned residential along with the property outlined in red. In addition, a request for a preliminary plat will go before the County to place residential homes on the property.

Contact information:

Mail:

Mason & Associates, Inc.
Attn: Angie Cuellar
924 3rd Street South, Ste. B
Nampa, ID 83651

Email:

acuellar@masonandassociates.us

Phone:

(208) 454-0256
Ask for Angie

Thank you,

A handwritten signature in blue ink that reads "Angie Cuellar".

Angie Cuellar, Planner
Mason & Associates, Inc.

VAN SLYKE FARMS RIDGE
NEIGHBORHOOD MEETING
SIGN UP SHEET

Name: JOE & JEANNE MASAR

Address: 2928 W TRANA DR
MERIDIAN 83646

Name: John & Eileen Williamson

Address: 19500 Eat A Bite Ln Caldwell 83607

Name: Roger Williamson

Address: 21986 Hostin Rd
Caldwell, ID

Name: Michael Williamson

Address: 21995 Ustick Rd

Name: _____

Address: _____

Name: _____

Address: _____

Williamson Properties LLC
21986 Hoskins Rd
Caldwell, ID 83607

Tarah and Darren Uranga
23802 Garrett Ranch Way
Wilder, ID 83676

Mitchell White
23512 Homedale Rd
Wilder, ID 83676

Phyllis Indart Trust
23441 Ustick Road
Wilder, ID 83676

Valerie and Dennis Dines
3769 Pioneer Road
Homedale, ID 83628

Melenie and Antonio Stone
P.O. Box 427
Homedale, ID 83628

Majestic Lands Beautiful View LLC
5916 N. Maximus Way
Meridian, ID 83646

Constance and John Bucy
23876 Applewood Way
Wilder, ID 83676

Kristin and Steve Mesker
23263 Everrose Road
Wilder, ID 83676

Jeanne and Joseph Masar
2928 W. Torana Drive
Meridian, ID 83646

Karen Kurver
23863 Applewood Way
Wilder, ID 83676

Nathan Piercey
23171 Everrose Road
Wilder, ID 83676

Emily and Jonathan Waterland
39650 State Highway 78
Bruneau, ID 83604

TC Grove Family Trust
23848 Garrett Ranch Way
Wilder, ID 83676

Jay Easterday
23101 Everrose Road
Wilder, ID 83676

Anne and Wayne Wierenga Trust
5911 W. 126th Pl
Alsip, IL 60803

Nicholas James and Bethann Demeter
23883 Applewood Way
Wilder, ID 83676

Sharon and William Hansen
23063 Everrose Road
Wilder, ID 83676

Kade and Tiffany Conger
23728 Garrett Ranch Way
Wilder, ID 83676

Janet and Don Ford
23909 Applewood Way
Wilder, ID 83676

Geraldine and Gregory Parker
5571 Cuba Cir.
Buena Park, CA 90620

Arley and Dixie Armstrong
3151 Gully Road
Homedale, ID 83628

Keri and Kasey Garrett
23872 Garrett Ranch Way
Wilder, ID 83676

Kristen And Carlos Montenegro
17376 Van Slyke Rd
Wilder, ID 83676

Rhonda and Peter Beuschlein
3716 Parkridge Drive
Nampa, ID 83687

Syme Family Trust
17498 Allendale Road
Wilder, ID 83676

Aimee and Jared Hall
17474 Van Slyke Rd
Wilder, ID 83676

Marcia and William Hoshaw
23764 Garrett Ranch Way
Wilder, ID 83676

Van Slyke Farms, Inc.
P.O. Box 39
Wilder, ID 83676

Frank Delacruz
17530 Van Slyke Rd
Wilder, ID 83676

Rose Cottage LLC
2273 Ribier Dr
Meridian, ID 83642

Canyon County
1115 Albany Street
Caldwell, ID 83605

Rebekka and Joe Gammel
22920 Stardust Ridge Way
Wilder, ID 83676

Betty and Herbert Mitchell
22938 AP Rd.
Wilder, ID 83676

Amy and Mike Tenhulzen
17754 Van Slyke Rd
Wilder, ID 83676

Sandra and Sidney Griffiths
22956 A P Rd
Wilder, ID 83676

Mason & Associates, Inc.
Attn: Angie Cuellar
924 3rd Street South, Ste. B
Nampa, ID 83651

We are Roger and Susan Williamson 21986 Hoskins Rd. Caldwell, Idaho.
John and Eileen Williamson 19500 Eat A Bite Lane Caldwell, Idaho and
Williamson Properties L.L.C.
We have farm ground next to the Van Slyke Property.

We would like to request the Van Slyke Family when they are requesting their rezone to include with the rezone a recorded copy of the Idaho Statute "Right to Farm" with the county. As property is sold each new owner must be informed and given a copy of our Right to Farm. We are most concerned that our ability to farm will be diminished. All of the duties necessary to farm will be restricted due to proximity of new homes or land owners who have no idea what's involved with raising a crop, specially since we were here before the new subdivision and have been farming a long time.

We also would like consideration of placement of homes to the distances from our property to meet required safe zones so that applying chemicals by land or air would continue.

Our adjacent property to the north of the Van Slyke ground has been Zoned Rural Residential years ago; the density of the ground cannot go below one-acre plots. Although we are still using the ground as farmland, we want to keep our neighborhood atmosphere as "rural" and not to impact on any agricultural practices in our area. We are hoping they are going to do the same for their place. Since our property has seniority in Development rights we feel that new development should not negatively impact the views and desirability of our property. We request that the new homes and landscape not impact the views of our ground. The view from our "rim property" is what makes the value for our place. The cell tower put in years ago and that is in close proximity to us, has affected the value of some our nearby ground.

Our last concern we have is how will the new homeowners have access to their property? We would like consideration of not putting a road on the northern edge of the subject property.

We hope this helps with all the planning you need to do and we are willing to be available for further discussion.

Roger Williamson
Susan Williamson
Eileen Williamson
John Williamson

From: [Dan Lister](#)
To: [Angie Cuellar](#); [William Mason](#); ["Tristan Van Slyke"](#)
Subject: Development Agreement Amendment to RZ2021-0027
Date: Friday, June 3, 2022 3:51:46 PM
Attachments: [Master Application.pdf](#)

Angie,

After the tabling of OR2021-0012/RZ2021-0027 by the BOCC, the following must be submitted to amend the rezone to a conditional rezone:

- Updating the master application to a conditional rezone;
- A revised letter of intent including conditions/limitations the applicant is willing to meet as part of the development agreement; and
- Fee of \$385.

Once that is completed and submitted, then I will work with BOCC staff to find the next available hearing date to consider the conditional rezone application.

Sincerely,

Dan Lister, Planning Official

Canyon County Development Services Department (DSD)

Office: (208) 455-5959

Dan.Lister@canyoncounty.id.gov



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
UPDATED TO AMEND REZONE TO CONDITIONAL REZONE.

This is a request to amend the rezone request for a portion of parcel number R33211 and a comprehensive map change and rezone for a small portion of parcel R33212 to a conditional rezone. The original request was tabled by the BOCC with instructions to request a conditional rezone.

A new Master Application has been created and the requested fee \$385 is submitted with this packet.

Below are the conditions and limitations that are being offered.

To note: a waiver of sidewalk, curb, gutter and landscaping was requested and approved by the City of Greenleaf.

The Van Slyke family is willing to offer the following:

1. Landscaping berm with trees along Van Slyke Road as long as the trees do not impact the line of sight on the hill.
2. Weather resistant, low-maintenance subdivision entry-way sign.
3. Existing well and water rights remain on the site for the HOA to use if they choose to do so. Irrigation easements can be provided to allow for future infrastructure installation. Also provide a minimum well depth to be included in the CC&Rs.
4. Right-to-Farm agreement to be included with the closing documents that state the farmer can operate as they always have and the homeowners have no recourse for noise, smells, sprays, etc. as a result of agricultural business operations.
5. Provide provision in closing documents for a minimum well drill depth based on well reports in the area. Well logs are included in this resubmittal packet. Well depth should range from 169 to 493 feet or when adequate water is found. Average well depth in immediate area is 268 feet. Attention should also be paid to construction of the well to ensure longevity.

Mason & Associates Inc.

Phone (208) 454-0256 • Fax (208) 467-4130

Professional Engineers,
Land Surveyors
& Planners

924 3rd Street South, Suite B
Nampa, ID 83651

LETTER OF TRANSMITTAL

Date	8-30-22	Job No.	NV0220
Attention:	Dan Lister		
Re:	Van Slyke Farms		
	- Amend Rezone to Conditional Rezone		

TO: Canyon County Development

Attached Under separate cover Via Hand delivery _____ the following items

Shop drawings Prints Plans Engineer's report Specifications

Copy of letter Original mylar Other _____

Copies	Date	No.	Description
1			email of items for amendment that are required
1			updated Master Application
1			updated letter of explanation
1			Well Driller reports for wells in area
1			CD with above
1			Check for Fees Van Slyke Farms #11100 for \$385.00

Transmitted as checked below:

For approval Approved as submitted Resubmit Copies for approval

For your use Approved as noted Submit Copies for distribution

As requested Returned for corrections Return Corrected prints

For review & comment

For bid due by _____

REMARKS: Please let us know when the hearing date will be - Thank you

Signed: Angie Cuella

Copy to: _____

Received By: Jan Adam Date: 8/31/22

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: <u>Van Slyke Farm LLC</u>
	MAILING ADDRESS: <u>PO Box 39, Wilder ID 83676</u>
	PHONE: <u>208 989-2062</u> EMAIL: <u>Tristanvanslyke@gmail.com</u> <u>602 356-7422</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>08/30/2022</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Will Mason</u>
	COMPANY NAME: <u>Mason & Associates</u>
	MAILING ADDRESS: <u>924 3rd street south</u>
	PHONE: <u>208-454-0256</u> EMAIL: <u>wmason@masonandassociates.us</u>

SITE INFO	STREET ADDRESS: <u>17553 Van Slyke Rd</u>	
	PARCEL #: <u>R33211, R33217</u>	LOT SIZE/AREA: <u>26.20</u>
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: <u>NE</u> SECTION: <u>6</u> TOWNSHIP: <u>3N</u> RANGE: <u>4W</u>	
	ZONING DISTRICT: <u>A9</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:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

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: 76163

Date: 9/9/2022

Date Created: 9/9/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Van Slyke Farms, Inc.

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Development Agreement	RZ2021-0027	\$385.00	\$0.00	\$0.00

Sub Total: \$385.00

Sales Tax: \$0.00

Total Charges: \$385.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	11100	\$385.00

Total Payments: \$385.00

ADJUSTMENTS

Receipt Balance: \$0.00