








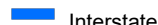
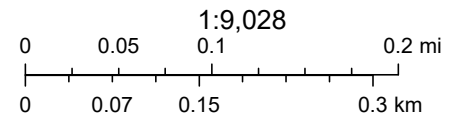


# Canyon County, ID Web Map



6/27/2023, 11:03:53 AM

- |  |   |
|--|---|
|  Multiple Parcel Search _Query result    |  Major Collector |
|  Hydro_NHDFlowline                       |  Red: Band_1     |
|  Hydro_NHDFlowline                       |  Green: Band_2   |
|  CC_PrivateRoads                         |   |
|  CanyonCountyRoads Interstate           |   |
|  Canyon County Imagery_2019 Roads       |   |
|  ITDFunctionalClassification Interstate |   |



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

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



<b>PROPERTY OWNER</b>	OWNER NAME: JOSEPH RUMSEY
	MAILING ADDRESS: 75 S KINGS RD NAMPA, ID 83687
	PHONE: [REDACTED] EMAIL: [REDACTED]

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: [Signature] Date: 5/3/22

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: TJ WELLARD
	COMPANY NAME: SKINNER LAND SURVEY
	MAILING ADDRESS: 17842 SAND HOLLOW RD CALDWELL, ID 83607
	PHONE: (208) 454-0933 EMAIL: TJ@SKINNERLANDSURVEY.COM

<b>SITE INFO</b>	STREET ADDRESS: MONARCH LANE
	PARCEL #: 37877011B0/05N03W174202 LOT SIZE/AREA: 16.197 ACRES
	LOT: BLOCK: SUBDIVISION: HORNET COVE
	QUARTER: S 1/2 SECTION: 17 TOWNSHIP: 5 NORTH RANGE: 3 WEST
	ZONING DISTRICT: FLOODZONE (YES/NO):

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

<b>DIRECTORS DECISION APPS</b>	<input checked="" 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: SD2022-0024	DATE RECEIVED: 5.3.2022
RECEIVED BY: <u>CU</u>	APPLICATION FEE: 1750 <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH

## Letter of Intent

We intend to provide seven deed restricted approximately two acre buildable lots for single family residences only. Each lot will be self-contained with its own well and septic. Each lot will be provided irrigation water rights through Black Canyon Irrigation district. Waste water will be removed through a drainage ditch at each lot which all lead to the original drain system of Conway Gulch. Access to the lots will be provided by a private gravel road with the Canyon County approved name of Yellow Jacket lane. The private road will bisect the property with three lots East of Yellow Jacket and four lots on the West. Access to the traffic count of ten trips per day with seven lots should be approximately seventy trips per day. The traffic count will not impact pre-existing traffic patterns. This property is zoned RR, rural residential has a subdivision to the North and one to the East. The lot to the South is currently seeking a lot split to build two more residences on the property. The property to the West is currently applying for a rezone to begin the splitting process. Building setbacks will follow current RR zoning rules of front, rear and corners twenty feet and sides ten feet. The entire property is enclosed by a livestock fence which will remain. A three foot wide and four hundred forty-five foot long easement running East-West across lot four will be given to lot five for waste water removal across lot four.

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
Residential 7 Non-buildable 1.636 Common 0
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
2.0 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
 Irrigation Well  Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 15-20" DEPENDING ON WATER YEAR
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
THE POROUS SANDY SOIL, EVEN WITH EXCESS IRRIGATION AND HEAVY STORMS,  
ONLY PERKS STRAIGHT DOWN IN THE GROUND WATER TABLE. ABOVE THAT  
EACH LOT HAS A DRAINAGE DITCH THAT CONNECTS TO THE CONWAY GULCH DRAIN
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
EXCESS WATER WILL BE COLLECTED IN A DRAINAGE DITCH AND  
PROCEED TO ITS TRADITIONAL AND NATURAL FLOW INTO THE  
CONWAY GULCH DRAINAGE SYSTEM.

### ROADS

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

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

### HILLSIDE DEVELOPMENT

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

\*If YES, a grading plan is required.

# **SUBDIVISION WORKSHEET**

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### **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

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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Applicant(s) JOE RUMSEY [REDACTED]  
Name Daytime Telephone Number  
75 S KINGS RD NAMPA, ID 83687  
Street Address City, State Zip

Representative Name TJ WELLARD (208) 454-0933 / TJ@SKINNERLANDSURVEY.COM  
Daytime Telephone Number / E-mail Address  
17842 SAND HOLLOW RD CALDWELL, ID 83607  
Street Address City, State Zip

Location of Subject Property: SAND HOLLOW RD x GOODSON RD CALDWELL  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 37877011 B0 Section 17 Township 5N Range 3W  
05N03W 174202

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   X   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: BLACK CANYON IRRIGATION

Drainage: CONWAY GULCH

3. How many acres is the property being subdivided? 16.197

4. What percentage of this property has water? 100 %

5. How many inches of water are available to the property? 15-20" DEPENDING ON WATER YEAR

6. How is the land currently irrigated?  Surface  Irrigation Well  
 Sprinkler  Above Ground Pipe  Underground Pipe

7. How is the land to be irrigated after it is subdivided?  Surface  Irrigation Well  
 Sprinkler  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.

HEAD GATES COMES OUT OF BLACK CANYON CANAL AT RIGHT ANGLES, PASSES UNDER GROUND AND INTO PRE-EXISTING SURFACE DITCH THAT SERVICES ALL OF THE LOTS

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?

DRAINAGE IN A 200' X 20' COLLECTING POND

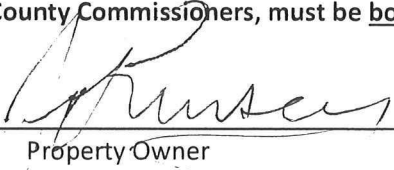
11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

SOIL FILTRATION

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

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

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

Signed:  Date: 5/3/22  
Property Owner (Application Submitted)

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

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



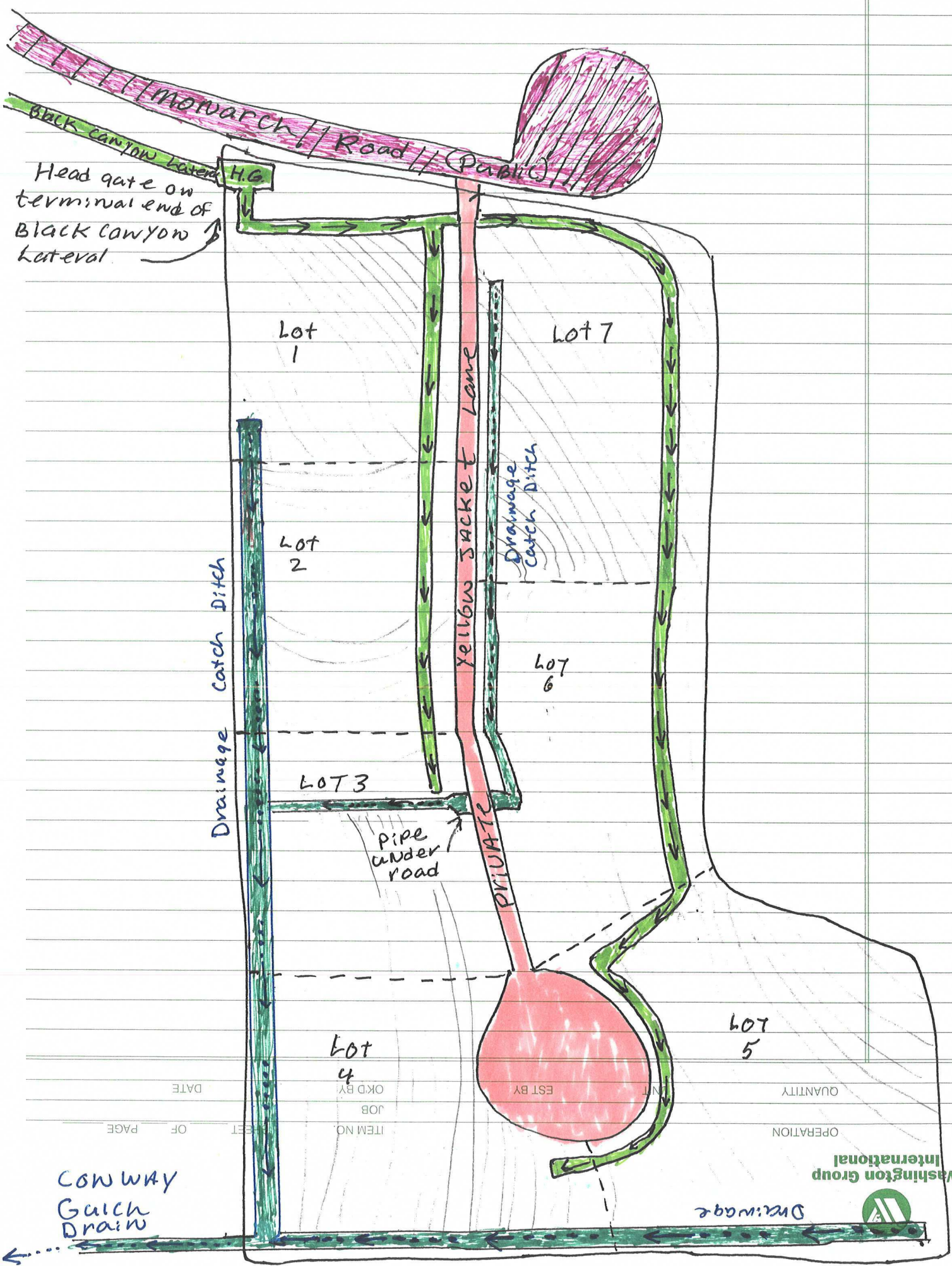
## Irrigation Plan Map Requirements

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



DATE	OK'D BY	EST BY	QUANTITY
	JOB		
PAGE	ITEM NO.	OPERATION	



Drainage

# SITE PLAN & LETTER OF INTENT - CHECKLIST

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**The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:**

- |  |
|--|
| <input type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc. ) |
| <input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.                                     |
| <input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses             |
| <input type="checkbox"/> Easement locations and dimensions   |
| <input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope                       |
| <input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain  |
| <input type="checkbox"/> Existing or proposed fences   |
| <input type="checkbox"/> Signs   |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features                          |
| <input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.   |
| <input type="checkbox"/> Any other site features worth noting  |

**The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:**

- |   |
|---|
| <input type="checkbox"/> A description of the proposed use and existing uses  |
| <input type="checkbox"/> A description of the proposed request and why it is being requested  |
| <input type="checkbox"/> Expected traffic counts and patterns   |
| <input type="checkbox"/> Phasing of development   |
| <input type="checkbox"/> How proposed use may affect neighboring uses   |
| <input type="checkbox"/> A description or further explanation of the site features (see site plan list above)                             |
| <input type="checkbox"/> Explanation of any other permits through other agencies that may be required                                     |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping       |
| <input type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies |
| <input type="checkbox"/> Any other items which may require further explanation  |

## **PUBLIC HEARING LEVEL APPLICATION PROCESS**

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

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- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)
- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)
- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES
- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING
- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)
- STAFF REPORT PREPARATION
- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)
- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)
- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC
- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)
- REQUEST FOR RECONSIDERATION

# SHORT PLAT SUBMITTAL LIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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- A. The proposed subdivision does not exceed fourteen (14) lots.
- B. No major special development considerations are involved such as development in the floodplain, hillside development, etc. and
- C. All required information for both preliminary and final plat is complete and in acceptable form. **CCZO 07-17-17**

### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input type="checkbox"/> Master Application completed and signed
<input type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, and how you will mitigate negative impacts
<input type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Irrigation Plan Application
<input type="checkbox"/> Copy of Preliminary and Final Plat
<input type="checkbox"/> Private Road application (if internal roads are private)
<input type="checkbox"/> Easement reduction application (if requesting less than 60 feet easement width)
<input type="checkbox"/> Preliminary Drainage plan
<input type="checkbox"/> Preliminary Irrigation plan
<input type="checkbox"/> Preliminary Grading plan, if applicable
<input type="checkbox"/> Final Drainage Plan
<input type="checkbox"/> Final Irrigation Plan
<input type="checkbox"/> Final Grading Plan, if applicable
<input type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input type="checkbox"/> <b>\$1680 + \$10/Lot + \$100 (if in City Area of Impact) non-refundable fee</b>

### NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission and the final plat heard by the Board of County Commissioners.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.

### PROCESS: PUBLIC HEARING PROCESS

**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:** 74214

**Date:** 5/3/2022

**Date Created:** 5/3/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Columbia Bank - Joseph Rumsey

**Comments:** SD2022-0024

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0024	\$70.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats	SD2022-0024	\$1,680.00	\$0.00	\$0.00

**Sub Total:** \$1,750.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,750.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1465186	\$1,750.00

**Total Payments:** \$1,750.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00