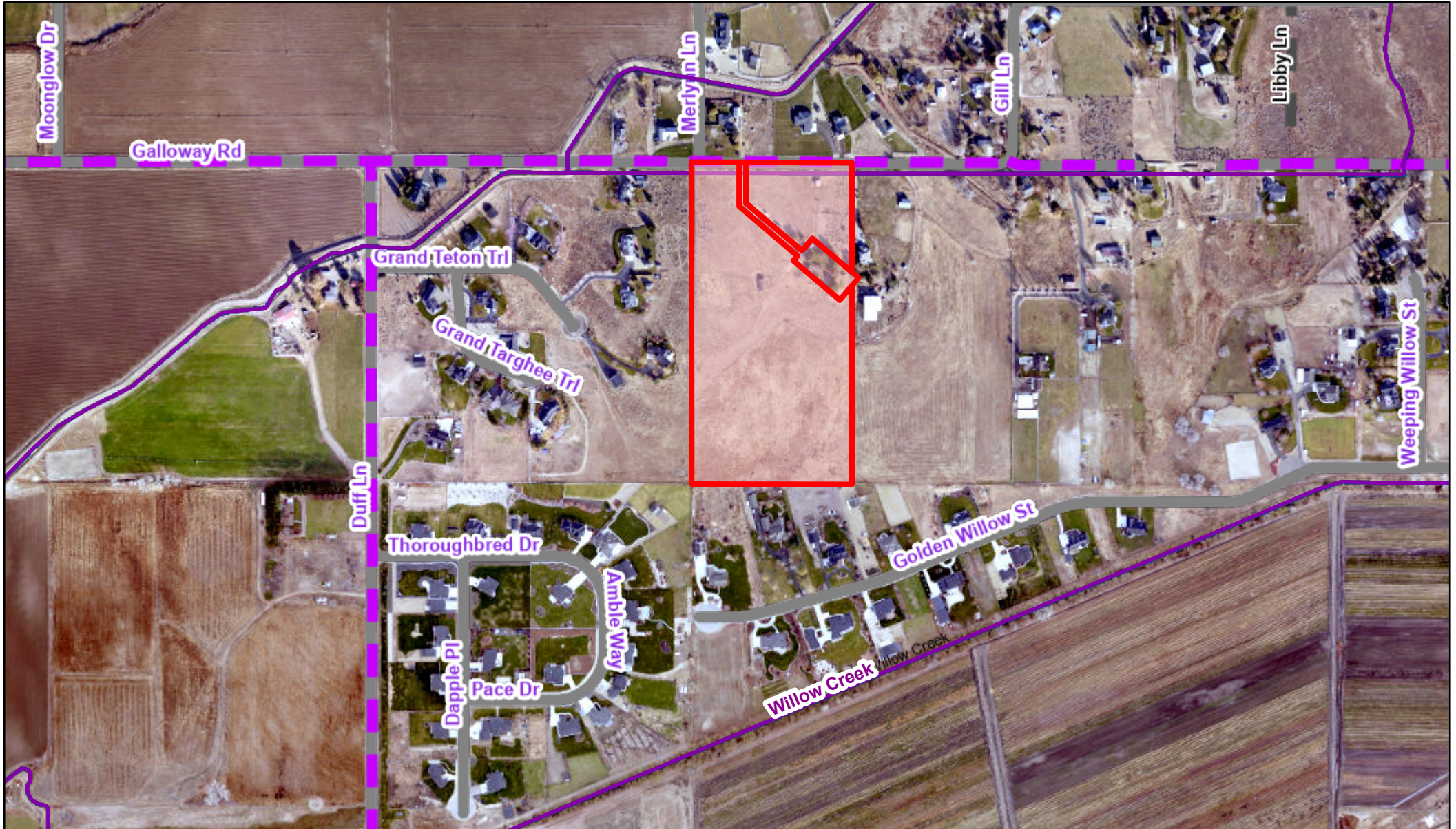










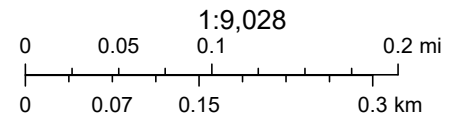


Canyon County, ID Web Map



6/27/2023, 11:38:19 AM

- | | | |
|---|---|--|
|  Multiple Parcel Search _Query result |  CanyonCountyRoads Roads |  Canyon County Imagery_2019 Red: Band_1 |
|  Hydro_NHDFlowline |  ITDFunctionalClassification Roads |  Green: Band_2 |
|  Hydro_NHDFlowline |  Major Collector |  Blue: Band_3 |
|  CC_PrivateRoads | | |



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



PROPERTY OWNER	OWNER NAME: Bonnie Vance Vermaas
	MAILING ADDRESS: PO Box 442, Middleton, Idaho 83644
	PHONE: _____ EMAIL: _____

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: Bonnie Vance Vermaas Date: 5-8-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Stephanie Hopkins
	COMPANY NAME: KM Engineering, LLP.
	MAILING ADDRESS: 5725 North Discovery Way, Boise, Idaho 83713
	PHONE: 208.639.6939 EMAIL: shopkins@kmengllp.com

SITE INFO	STREET ADDRESS: 9713 Galloway Road, Middleton, Idaho 83644	
	PARCEL #: R3751900000	LOT SIZE/AREA: 0.99
	LOT: _____ BLOCK: _____	SUBDIVISION: _____
	QUARTER: NW	SECTION: 28 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: _____	FLOODZONE (YES/NO): _____

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 checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>SD 2022-0032</u>	DATE RECEIVED: <u>6/28/2022</u>
RECEIVED BY: <u>SH</u>	APPLICATION FEE: \$ <u>1,570</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

CR 2022-0022

June 27, 2022
Project No.: 21-184

Mr. Dan Lister
Canyon County Development Services
111 North 11th Avenue
Caldwell, ID 83605

**RE: Easy Flyer Subdivision – Canyon County, ID
Rezone and Preliminary Plat Application**

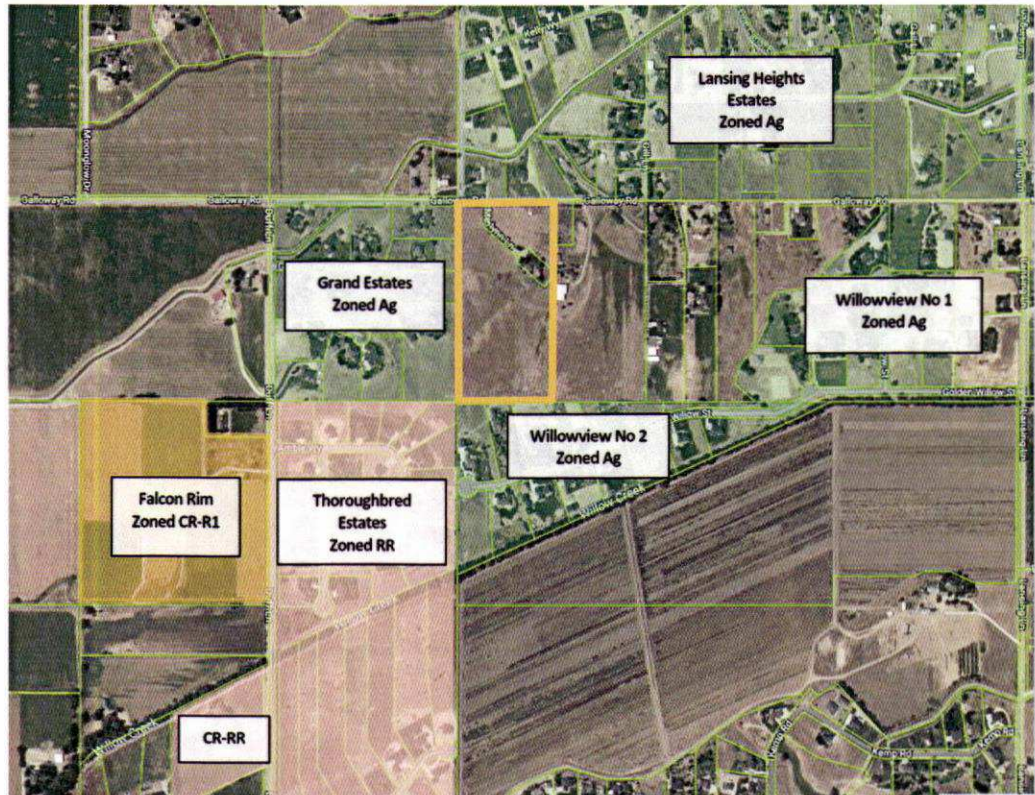
Dear Mr. Lister:

On behalf of the Bonnie Vance Vermaas Revocable Trust, we are pleased to submit the attached applications and required supplements for a zoning amendment (conditional rezone) and preliminary plat application for Easy Flyer Subdivision.

Site Information

The project site is a +/- 20-acre property identified as parcel nos. R3751900000 & R3751700000, located directly south of Galloway Road and approximately 1,300' east of Duff Lane in Canyon County. The property is currently zoned agriculture in Canyon County and is adjacent to numerous single-family homes with varying lot sizes all within Canyon County's jurisdiction.

Thoroughbred Estates Subdivision is located to the southwest and is zoned RR (Rural Residential). Adjacent properties to the north, south and west are currently zoned agricultural but are indicated as "residential" on the future land use map and have been developed into single-family residential subdivisions.



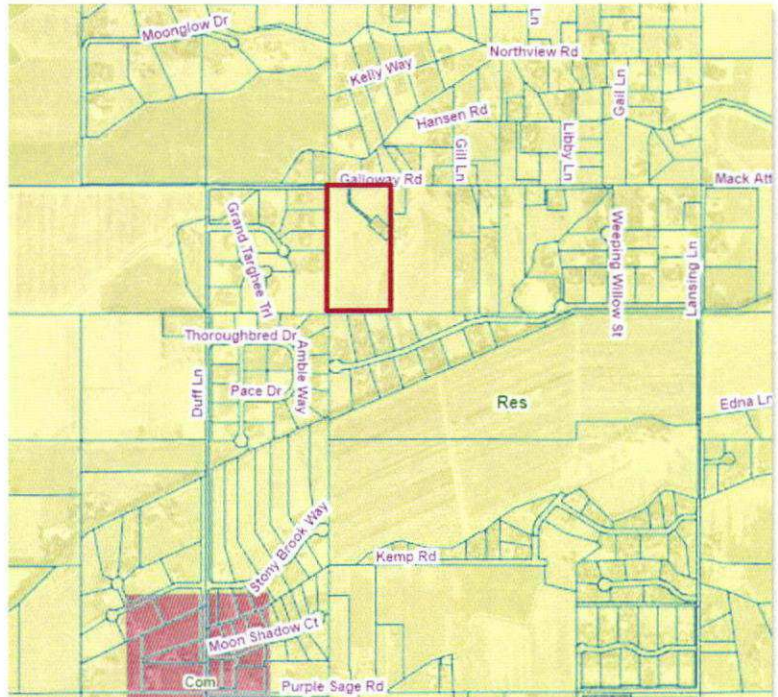
Compliance with Comprehensive Plan

The subject site is currently undeveloped and has been used as a single-family home with acreage for the property owner's horses for the past several decades. The applicant is interested in developing a residential subdivision to provide housing for Canyon County residents in close proximity to the City of Middleton's impact area, existing single-family residences and recently developed subdivisions with similar densities. As a long-time resident in the area, the property owner's objective is to develop the property in a manner that will be consistent with existing development and will continue to embrace the rural character of the area.

Canyon County's current future land use map depicts this property as located within the residential land use, consistent with adjacent properties within at least a mile radius to the north, south, east and west.

The proposed single-family residential subdivision will include an average lot size of over an acre, which will provide an appropriate transition to future land uses in alignment with the future land use map. The large lot sizes will provide a transition from existing residential uses to future residential uses, especially as the city of Middleton continues to expand nearby.

The Easy Flyer Subdivision will support the intent of *Policy 3* within *Section 2* of the comprehensive plan by encouraging future residents to locate in an area that is conducive for residential living and that does not pose an incompatible land use to other land uses. As mentioned, adjacent properties are currently zoned agricultural in Canyon County but have been developed into single-family subdivisions. The proposed single-family residential subdivision will be more consistent with adjacent existing uses.



Zoning Amendment Request

The current zoning for the project site is Agriculture in Canyon County. The applicant proposes to rezone the property to the R-1 district for the purpose of developing a single-family residential subdivision. This rezone is consistent with the intent and goals of the Canyon County Zoning Ordinance and the Comprehensive Plan.

When considering the adjacent existing uses, a residential subdivision is consistent and appropriate for this area. The proposed R-1 zoning designation for the subject property is more appropriate than the current zoning designation and will be consistent with existing single-family residences and adjacent subdivisions developed in the area. The R-1 district allows single-family residential subdivisions with a minimum average lot size of 1-acre. The proposed layout for Easy Rider Subdivision includes an average lot size of 1.4 acres, which exceeds the minimum requirement.

In conjunction with rezoning the property, we propose to enter into a development agreement to guide future development of the site. We are proposing a conceptual site plan and legal description to provide an understanding of the R-1 boundary requested and future development anticipated.

Preliminary Plat

The attached preliminary plat for Easy Rider Subdivision includes a total of 13 buildable lots on approximately 20 acres. The proposed layout reflects a gross density of 0.65 units per acre with an average lot size of 1.4 acres, both of which exceed the standards and purpose of the R-1 zoning district. Buildable lots range in size from approximately 1-acre to 2.7 acres, providing large lots with favorable configurations. The lots have been designed to exceed the minimum requirements to enhance the availability of low-density single-family living options, as is an objective of the R-1 district.

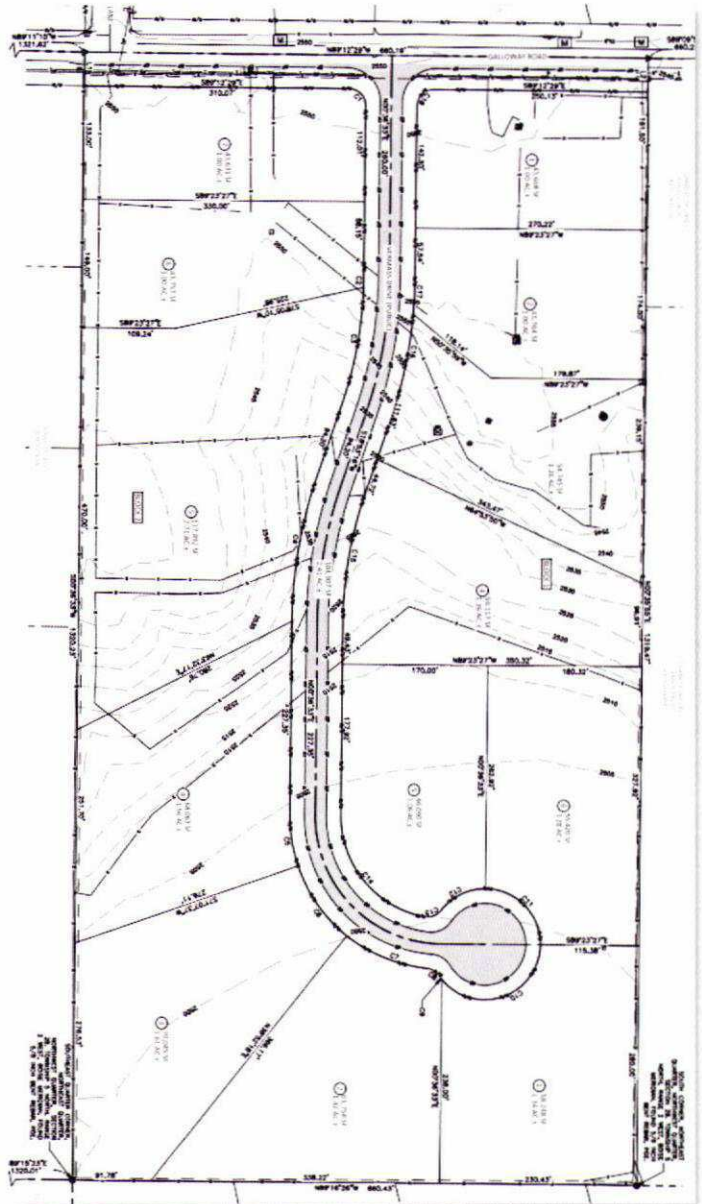
Building lots have been configured to accommodate the existing topography of the area; all buildable areas will be located outside of slopes exceeding 15%. As such, no hillside development applications will be needed for the proposed lots. Building envelopes have been configured to provide views and accentuate the natural amenities in the area. The developer will coordinate with the County on any requirements related to hillside development as applicable.

Lot 3 has been configured to allow the property owner to retain the existing home should they choose to do so. The existing home was constructed decades ago and has served as the primary residence for the property owner and developer of Easy Rider. As a long-time resident in the area, the property owner desires to develop the property in a manner that will be consistent with existing development and will continue to embrace the rural character and heritage of the area.

Easy Rider will develop in one phase. Anticipated construction will depend on market conditions as well as coordination and approval timelines with reviewing agencies.

Access, Transportation and Services

Easy Flyer will take access via Galloway Road via a public road, Vermaas Drive, which will be improved to Canyon Highway District No 4's (CHD4) standards. Vermaas Drive will terminate with a temporary cul-de-sac with right-



of-way dedicated to CHD4 stubbed to the east, should redevelopment of the parcel to the east occur. Direct lot access to Galloway Road will be prohibited.

The subdivision will be served by on-site septic and well, future development plans will include more detail as the project goes into final design. Fire suppression requirements will be coordinated with the fire district. Irrigation will be provided via individual wells located on each lot as water is not currently delivered to the property. The nine inches allotted to the property is not sufficient to provide irrigation to the entire subdivision so will be transferred to another property owner. We will coordinate with the Black Canyon Irrigation District as we work through transferring those rights.

Roadway requirements and specifications will be coordinated with CHD4 as we prepare and finalize the preliminary plat. As the project progresses, we will work with other applicable public utilities and associated agencies to ensure that adequate services are provided, and improvements are made as required. All stormwater facilities are proposed to be built to Canyon Highway District No. 4's standards.

Conclusion

Easy Rider Subdivision complements surrounding residential uses, is consistent with existing development and will provide additional housing opportunities in this beautiful area of Canyon County. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planning Manager

cc: Bonnie Vance Vermaas Revocable Trust

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) Bonnie Vance Vermaas
Name _____ Daytime Telephone Number _____
9713 Galloway Road _____ Middleton, Idaho 83644
Street Address _____ City, State _____ Zip _____

Representative Name KM Engineering, LLP. - Joe Pachner, P.E. 208.639.6939 / shopkins@kmengllp.com
Daytime Telephone Number / E-mail Address _____
5725 North Discovery Way _____ Boise, Idaho 83713
Street Address _____ City, State _____ Zip _____

Location of Subject Property: Duff Lane and Galloway Road _____ Middleton AOI
Two Nearest Cross Streets or Property Address _____ City _____

Assessor's Account Number(s): R 3751900000 & R3751700000 Section 28 Township 5N Range 2W

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: Black Canyon Irrigation District

Drainage: n/a

3. How many acres is the property being subdivided? +/- 20 acres

4. What percentage of this property has water? Irrigation water is not delivered to this site.

5. How many inches of water are available to the property? 9 inches are allotted, but not delivered

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.
Not applicable. Irrigation water is not available to this property.

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?
Grading on each lot will retain all excess 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)
Site grading will remove stormwater / excess irrigation water from discharging off the site.

===== 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: Bonnie Vermaas Date: 6 / 24 / 22
Property Owner (Application Submitted)

Signed: Stephanie Hopkins Date: 6 / 27 / 22
Applicant/Representative (if not property owner) (Application Submitted)

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

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 13 Non-buildable 0 Common 0

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

1.77 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? 9

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

Grading on each lot will retain all excess water.

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

Site grading will remove stormwater / excess irrigation water from discharging off the site.

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

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? n/a**
 CURBS GUTTERS SIDEWALKS STREETLIGHTS LANDSCAPING



NO.	DATE	REVISIONS
1		
2		

EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO
ENGINEERING & DRAINAGE

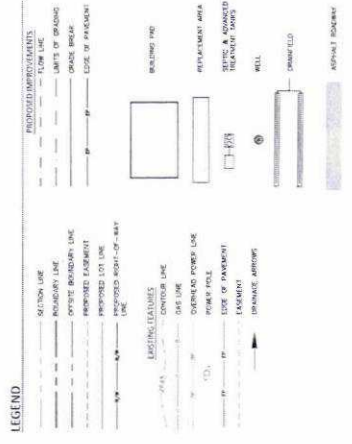
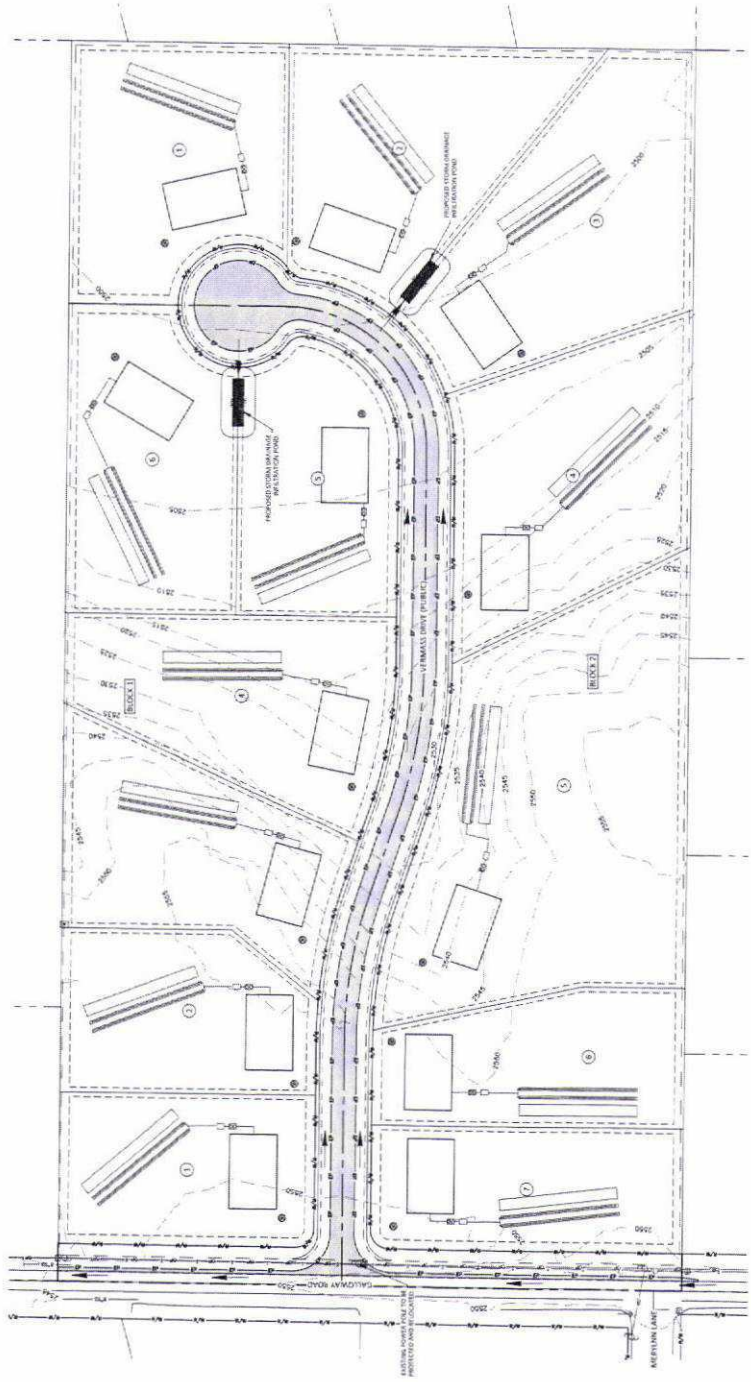
km
ENGINEERING
CANYON COUNTY, IDAHO
200 S. 450 W. CANYON CITY, IDAHO 83415
PHONE: (208) 333-1811
FAX: (208) 333-1812
WWW: WWW.KMEENGINEERING.COM

PPL1 OF 2
SHEET NO.

- MINIMUM SEPARATIONS**
- WELL TO DRAINAGE: 100'
 - WELL TO DWELLING: 5'
 - SEPTIC TANK TO DWELLING: 5'
 - SEPTIC TANK TO PROPERTY LINE: 5'
 - SEPTIC TANK TO IRIGATION CANAL: 25'
 - SEPTIC TANK TO JUNCTION BOX: 8'
 - SEPTIC TANK TO WATER LINE ELBOW: 10'
 - SEPTIC TANK TO SHEDDING OF TRANSDUCERS: 20'
 - SHARED TRENCH TO SEPTIC TANK: 5'
 - SHARED TRENCH TO RETICULATION AND: 5'
 - SHARED TRENCH TO SHARED TRENCH: 4'

- PRELIMINARY ENGINEERING NOTES**
- DOMESTIC WATER SERVICE FOR EACH LOT WILL BE LATER THAN THIS SUBDIVISION.
 - SEPTIC TANKS WILL BE PROVIDED FOR EACH LOT BY THE PROPLIER.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY LINE.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE JUNCTION BOX.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 10 FEET FROM THE SHEDDING OF TRANSDUCERS.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 20 FEET FROM THE SHEDDING OF TRANSDUCERS.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE SHARED TRENCH TO SEPTIC TANK.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE SHARED TRENCH TO RETICULATION AND.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE SHARED TRENCH TO SHARED TRENCH.

- DRAINAGE AND ENGINEERING NOTES**
- SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY LINE.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE JUNCTION BOX.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 10 FEET FROM THE SHEDDING OF TRANSDUCERS.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 20 FEET FROM THE SHEDDING OF TRANSDUCERS.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE SHARED TRENCH TO SEPTIC TANK.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE SHARED TRENCH TO RETICULATION AND.
 - SEPTIC TANKS SHALL BE LOCATED AT LEAST 5 FEET FROM THE SHARED TRENCH TO SHARED TRENCH.



2019-053209

RECORDED

11/04/2019 01:34 PM



00476887201900532090030036

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 SDUPUIS

\$15.00

DEED

BONNIE VERMAAS

After recorded, return to:

Bonnie Vance Vermaas
9819 Galloway Road
Middleton, Idaho 83644

WARRANTY DEED

Warranty deed made this 4th day of November, 2019, between Bonnie Vance Vermaas, as trustee of The Bonnie Vance Vermaas Revocable Trust, a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994, ("Grantor"), and Bonnie Vance Vermaas, a married woman dealing with her sole and separate property, whose address is 9819 Galloway Road, Middleton, Idaho 83644 ("Grantee"), witnesseth:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, grant bargain, sell, convey, and confirm unto Grantee and her heirs and assigns forever, all of the following described real estate situated in the County of Canyon, State of Idaho:

See **Exhibit A** attached to and made a part hereof

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

Grantor warrants and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, her heirs, and assigns against Grantor against all and every person or persons whomsoever, lawfully claiming the same.

[Signature and acknowledgment on following page]

IN WITNESS WHEREOF, Grantor has hereunto set her hand on the day and year first above written.

GRANTOR:

Bonnie Vance Vermaas, as Trustee of the Bonnie Vance Vermaas Revocable Trust a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994

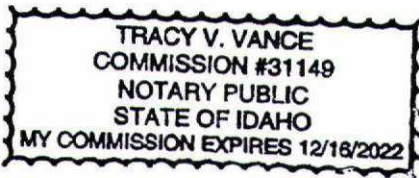
Bonnie Vance Vermaas

By: Bonnie Vance Vermaas

Its: Trustee

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before on 11/4, 2019, by **Bonnie Vance Vermaas**, the Trustee of **The Bonnie Vance Vermaas Revocable Trust** a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994.



[Signature]
Notary Public for Mcclellan, ID
My commission Expires: 12-16-2022

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF CANYON

I, Bonnie Vance Vermaas, 9713 Galloway Road
Middleton Idaho
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner or representative of the record owner of the property described on the attached, and I grant my permission to:

KM Engineering, 5725 N. Discovery Way, Boise, ID 83713
(name) (address)

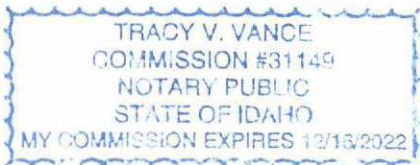
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to Canyon County staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 8th day of May, 2022

Signature: Bonnie Vance Vermaas

SUBSCRIBED AND SWORN to before me the day and year first above written.



(Notary Public for Idaho)
Residing at: Meridian, Idaho
My Commission Expires: 12-16-2022

PRELIMINARY PLAT SUBMITTAL LIST

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

	<input checked="" type="checkbox"/> Master Application completed and signed
	<input checked="" type="checkbox"/> Irrigation Plan
	<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate adverse impacts
	<input checked="" type="checkbox"/> Subdivision Worksheet
n/a	<input type="checkbox"/> Private Road Name application (if internal roads are private)
n/a	<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet)
	<input checked="" type="checkbox"/> Preliminary Drainage Plan
	<input checked="" type="checkbox"/> Preliminary Irrigation Plan
	<input checked="" type="checkbox"/> Preliminary Grading plan
	<input checked="" type="checkbox"/> Copy of Preliminary Plat
	<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
	<input checked="" type="checkbox"/> \$1440 + \$10/lot +\$100 (if in a city area of impact) non-refundable fee

NOTES:

1. 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.
2. It is highly recommended you approach Idaho Department of Water Resources and Southwest District Health to have a pre-application regarding your proposed development meeting prior to submittal to this department.

PROCESS: PUBLIC HEARING



TO: Canyon County Development Services
ATTN: Dan Lister
ADDRESS: 111 North 11th Avenue, #310
Caldwell, Idaho 83605

DATE: June 28, 2022
JOB #: 21-184
FROM: Stephanie Hopkins

RE: Easy Flyer Subdivision Preliminary Plat and Rezone Application

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
2	6.21.22	2	Easy Flyer Subdivision Preliminary Plat
1	-	-	Preliminary plat and rezone application and required supplements
-	-	-	Application fee

Transmitted By

- Hand Delivery Mail Fax
 Submittal Exchange Electronic Transfer Pick-up

Transmittal Purpose

- For Your Use For Review & Approval For Signature
 As Requested Other: _____

Remarks

Hi Dan,

Please find a rezone and preliminary plat application for the Easy Flyer Subdivision attached here. Please let us know if you have any questions or if you need any additional information as you process this application.

Thanks!

CC: _____ Signed: Stephanie Hopkins

If enclosures are not as indicated, please notify us as soon as possible.

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: 75094

Date: 6/28/2022

Date Created: 6/28/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Vermaas Estates

Comments: CR2022-0022 & SD2022-0032 location 9713 Galloway Rd Middleton

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0022	\$1,235.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0032	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0032	\$130.00	\$0.00	\$0.00

Sub Total: \$2,805.00

Sales Tax: \$0.00

Total Charges: \$2,805.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	9006	\$2,805.00

Total Payments: \$2,805.00

ADJUSTMENTS

Receipt Balance: \$0.00