

Canyon County, ID Web Map

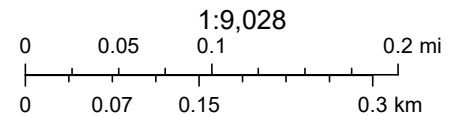


6/27/2023, 2:05:21 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline

- CanyonCountyRoads
- Roads
 - ITDFunctionalClassification
 - Major Collector

- 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



PROPERTY OWNER	OWNER NAME: Kelley Family Revocable Living Trust
	MAILING ADDRESS: 957 Meadowcrest Street, Newbury Park, CA 91320
	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: *[Handwritten Signature]* Date: *4/20/2022*

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

SITE INFO	STREET ADDRESS: 25683 Duff LN, Middleton, Idaho 83644	
	PARCEL #: R3752701100	LOT SIZE/AREA: +/- 37.82 acres
	LOT: _____	BLOCK: _____ SUBDIVISION: _____
	QUARTER: SE 1/4 of the NE 1/4	SECTION: 29 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: R1	FLOODZONE (YES/NO): X & A: ~ 1/4 acre

HEARING LEVEL APPS	<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 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: SD2022-0047	DATE RECEIVED: 8/17/22 Per Stephanie H.
RECEIVED BY: J. A. for Stephanie H. See email.	APPLICATION FEE: \$1820.00 CASH MO <input checked="" type="checkbox"/> CASH

Jennifer Almeida

From: Stephanie Hailey
Sent: Thursday, September 15, 2022 11:23 AM
To: Jennifer Almeida
Subject: FW: [External] Preliminary Plat Application - Falcon Rim Subdivision
Attachments: Preliminary Plat Application - Falcon Rim Subdivision.pdf; Credit Card Authorization.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jenn,

I am not sure who you want to process new subdivision applications. This is one we received back in July, but it was not processed because the application was incomplete (no BFE data was submitted with it). We received BFE data from the engineer on 8/17/2022, making the application complete. Can we please back-date this application to 8/17/22 as the submittal date and provide the applicant & KM with a receipt and case number?

Once the file is created, it should go to Dan for assignment.

*✓ done -
notes on app. JA*

Thanks!



Stephanie Hailey, CFM
Engineering Coordinator
Floodplain Manager
Canyon County Development Services
P(208) 454-7254
F(208) 454-6633
stephanie.hailey@canyoncounty.id.gov

From: Stephanie Hopkins <shopkins@kmengllp.com>
Sent: Friday, July 8, 2022 10:14 AM
To: ZoningInfo <ZoningInfo@canyoncounty.id.gov>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>; Devin Krasowski <Devin.Krasowski@canyoncounty.id.gov>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Cc: Spencer Kofoed <spencer@tcpidaho.com>; Nick Bruyn <nbruyn@kmengllp.com>; Joe Pachner <Joe@kmengllp.com>
Subject: [External] Preliminary Plat Application - Falcon Rim Subdivision

Good morning,

Please see attached a preliminary plat application and credit card authorization form for Falcon Rim Subdivision. A hard copy of the application will be sent to your office today.

Please let me know if you need any additional information or if you have any questions.

Thanks,

Stephanie Hopkins
Land Planning Manager

KM ENGINEERING

[5725 North Discovery Way | Boise, ID 83713](#)

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) Kelley Family Revocable Living Trust

Name	Daytime Telephone Number	
<u>957 Meadowcrest Street</u>	<u>Newbury Park, California</u>	<u>91320</u>
Street Address	City, State	Zip

Representative Name KM Engineering, LLP. - Joe Pachner, P.E. 208.639.6939 / joe@kmengllp.com

Daytime Telephone Number / E-mail Address	
<u>5725 North Discovery Way</u>	<u>Boise, Idaho</u> <u>83713</u>
Street Address	City, State Zip

Location of Subject Property: 25683 Duff Lane Middleton, ID 83644

Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 375270110 Section 29 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:"

- 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
- 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:
 - 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? +/- 37.8 acres

4. What percentage of this property has water? 86.5%

5. How many inches of water are available to the property? 32.7

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.
The headgate/pump will be connected to a wet well. We will install a pressure irrigation pump station to deliver pressurized irrigation to each 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?
Roadside swales will convey stormwater and excess water to retention basins.

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)
Stormwater and excess irrigation water will be retained in basins and will not be traveling back into the drainage ditch.

===== 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: 4 / 20 / 2022
Property Owner (Application Submitted)

Signed: [Signature] 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 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.

July 8, 2022
Project No.: 22-011

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

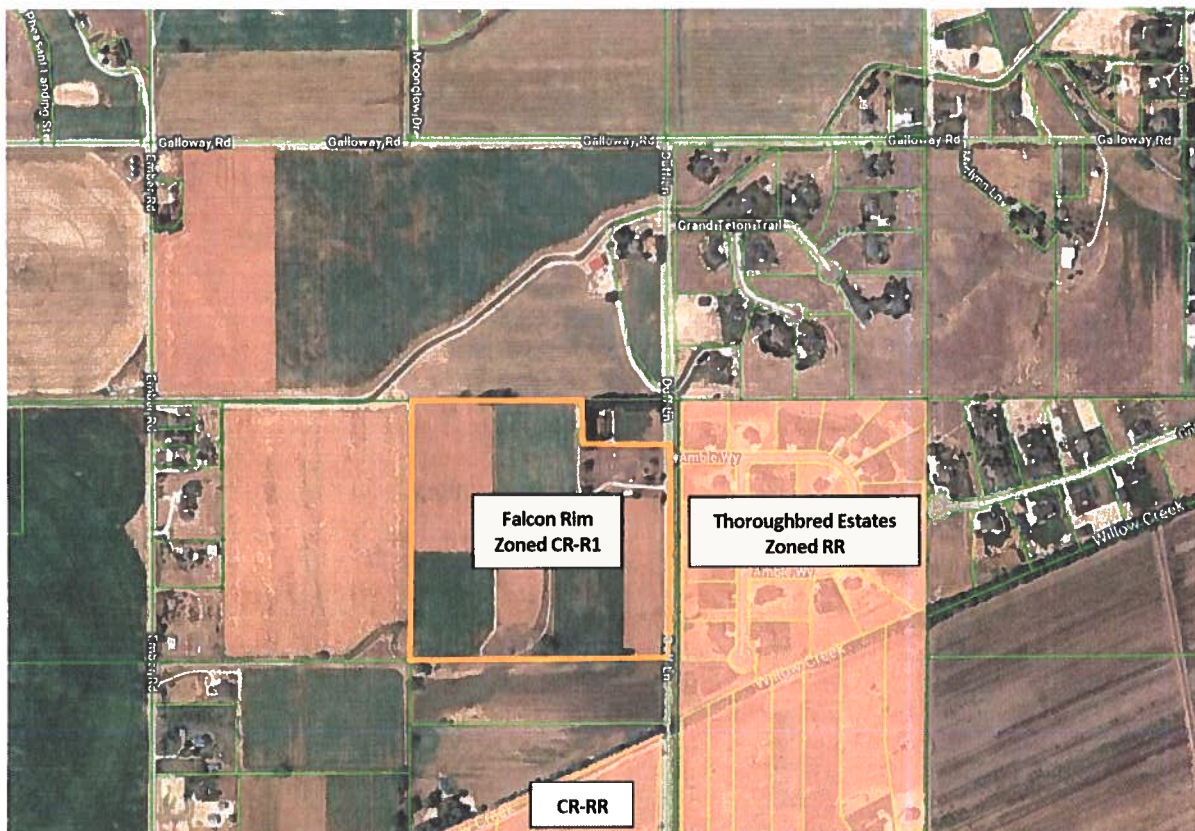
**RE: Falcon Rim Subdivision – Canyon County, ID
Preliminary Plat Application**

Dear Mr. Lister:

On behalf of Kelley Family Revocable Living Trust, we are pleased to submit the attached applications and required supplements for a preliminary plat application for Falcon Rim Subdivision.

Site & Background Information

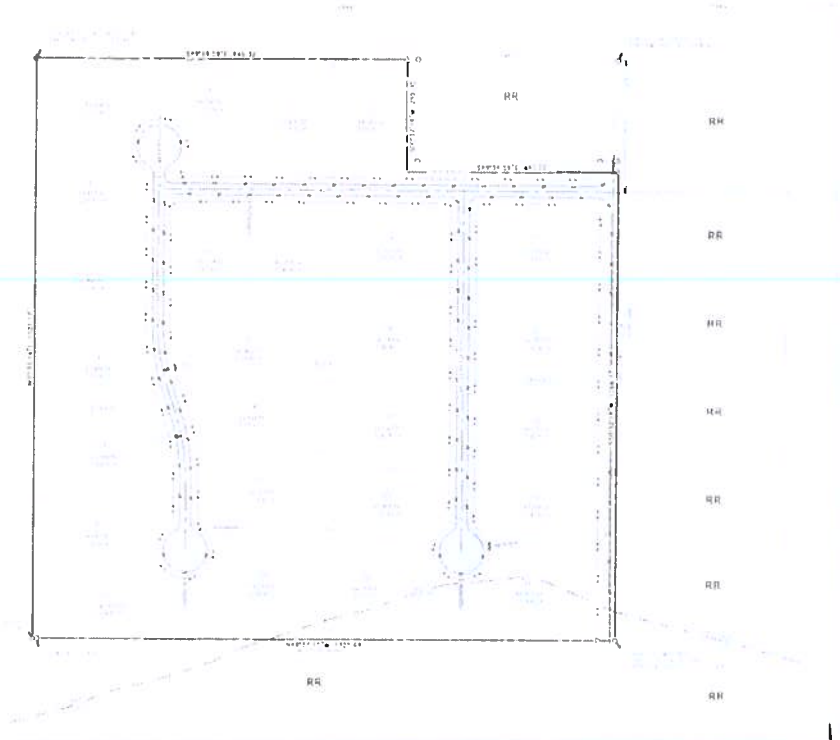
The subject property is a +/- 37.4-acre parcel identified as Parcel No. R3752701100, located approximately 1,300' south of Galloway Road and directly west of Duff Lane in Canyon County. The property was recently rezoned to the R-1 district to allow for single-family homes per case no. RZ2021-0018. Thoroughbred Estates is located directly to the east 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.



Preliminary Plat

The attached preliminary plat for Falcon Rim includes a total of 26 buildable lots and one common lot on approximately 37.40 acres. The proposed layout reflects a gross density of 0.70 units per acre with an average lot size of 1.24 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 1.7 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. Existing slopes exceeding 25% have been indicated on the preliminary plat with red highlighting over contour lines. The developer will coordinate with the County on any requirements related to hillside development as applicable.



A small portion of the southeasterly corner of the site is located within the FEMA Zone A floodplain. A flood study of the area is currently being conducted. We will coordinate with the County and FEMA to complete any requirements associated with development within this area.

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

Access

Falcon Rim proposes one primary access point to be aligned with the Thoroughbred Estates Subdivision entrance to the east. Homes within Falcon Rim will take access from internal local roadways proposed, all of which will be improved to CHD4's standards. Three cul-de-sacs are proposed to provide adequate turnaround space for the fire department and to serve homes. All internal roads will include 56' of right-of-way with a 24' pavement section per Canyon Highway District No. 4 requirements. No direct lot access is proposed to Duff Lane as is noted on the preliminary plat.

A traffic impact analysis has not been completed, however, traffic resulting from the 26 residential lots proposed is expected to be minimal.

Services

Falcon Rim will utilize private domestic wells and septic systems for water and sewer service. We have coordinated with the Southwest District Health Department (SWDH), regarding individual septic system and drain field requirements. As necessary, we will continue to work with SWDH and will coordinate with the Department of Environmental Quality and Idaho Department of Water Resources regarding individual lot development as the project progresses.

Pressurized irrigation will be provided by the Black Canyon Irrigation District via a pump station located within Lot 3, Block 1 in the northerly part of the subdivision. The headgate/pump will be connected to a wet well which will be connected to the pump to deliver pressurized irrigation to each of the lots. Roadside swales will convey stormwater and excess water to retention basins. All stormwater facilities are proposed to be built to Canyon Highway District No. 4's standards.

Conclusion

Falcon Rim Subdivision complements surrounding residential uses, is consistent with existing development and will provide additional housing opportunities for this beautiful area of Canyon County. The subdivision is consistent with the concept plan contemplated with the rezoning of the property and supports several of the County's comprehensive plan goals.

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: Kelley Family Revocable Living Trust

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 26 Non-buildable 1 Common 1
2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
1.24 ACRES

IRRIGATION

1. **IRRIGATION WATER IS PROVIDED VIA:**
 Irrigation Well Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 86.5 %
3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** 32.7
4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**
Roadside swales will convey stormwater and excess water to detention basins.
5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**
Stormwater and excess irrigation water will be detained in basins and will not be traveling back into the drainage ditch

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

Not applicable

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



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:

- Master Application completed and signed
- Irrigation Plan
- 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
- Subdivision Worksheet
- Private Road Name application (if internal roads are private)
- Easement reduction application (if requesting an easement width less than 60 feet)
- Preliminary Drainage Plan
- Preliminary Irrigation Plan
- Preliminary Grading plan
- Copy of Preliminary Plat
- Deed or evidence of property interest to all subject properties.
- \$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



SITE PLAN & LETTER OF INTENT - CHECKLIST

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

n/a	<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 checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
	<input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
	<input checked="" type="checkbox"/> Easement locations and dimensions
	<input checked="" type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
	<input checked="" type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
n/a	<input type="checkbox"/> Existing or proposed fences
n/a	<input type="checkbox"/> Signs
n/a	<input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
n/a	<input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
	<input checked="" 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 checked="" type="checkbox"/> A description of the proposed use and existing uses
	<input checked="" type="checkbox"/> A description of the proposed request and why it is being requested
	<input checked="" type="checkbox"/> Expected traffic counts and patterns
	<input checked="" type="checkbox"/> Phasing of development
	<input checked="" type="checkbox"/> How proposed use may affect neighboring uses
	<input checked="" type="checkbox"/> A description or further explanation of the site features (see site plan list above)
n/a	<input type="checkbox"/> Explanation of any other permits through other agencies that may be required
n/a	<input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping
	<input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
	<input checked="" type="checkbox"/> Any other items which may require further explanation

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: 76306

Date: 9/20/2022

Date Created: 9/20/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Spencer Kofoed

Comments: SD2022-0047

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0047	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0047	\$270.00	\$0.00	\$0.00

Sub Total: \$1,820.00

Sales Tax: \$0.00

Total Charges: \$1,820.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	121268003	\$1,820.00

Total Payments: \$1,820.00

ADJUSTMENTS

Receipt Balance: \$0.00