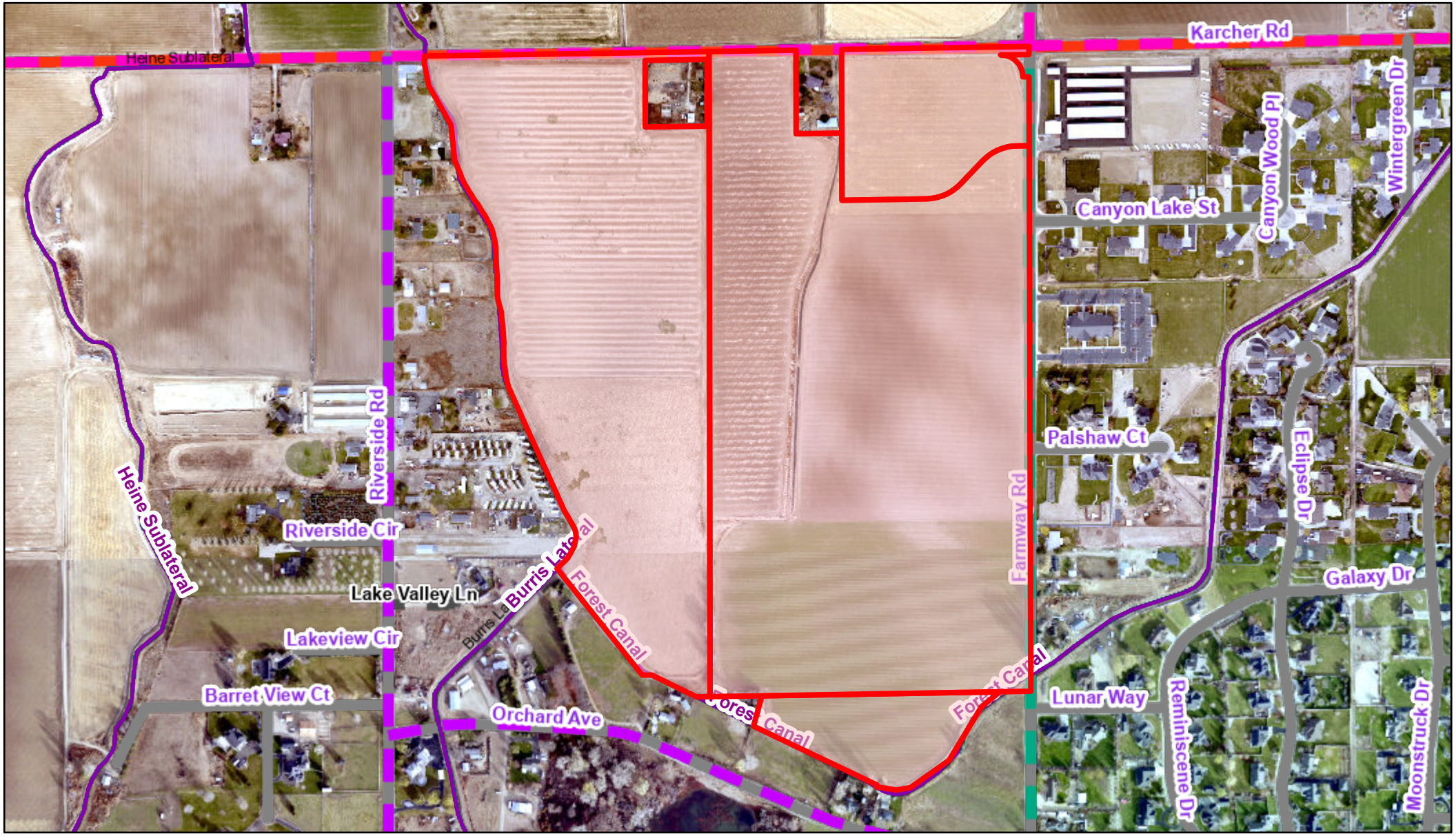
Canyon County, ID Web Map



6/27/2023, 2:44:04 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Multiple Parcel Search _Query result

Hydro_NHDFlowline

Hydro_NHDFlowline

CC_PrivateRoads

CanyonCountyRoads

Hwy

Roads

ITDFunctionalClassification

Major Collector

Minor Arterial

Other Principal Arterials

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

Blue: Band_3

Canyon County, ID

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 | COMPASS | Nampa GIS | City of Nampa |

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: ***SEE ATTACHED PAGES***
	MAILING ADDRESS:
	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:*_____ *Date:*_____

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: TELLER BARD
	COMPANY NAME: KIMLEY-HORN & ASSOCIATES
	MAILING ADDRESS: 1100 W IDAHO ST SUITE 210 BOISE, ID 83702
	PHONE: (208) 906-3871 EMAIL: TELLER.BARD@KIMLEY-HORN.COM

SITE INFO	STREET ADDRESS: 0 KARCHER RD CALDWELL, ID 83607
	PARCEL #: R3291701100, R3291701000, R32917011A0 LOT SIZE/AREA: RES. AREA: 52.75 AC COMM. AREA: 17.44 AC
	LOT: BLOCK: SUBDIVISION:
	QUARTER: NE & SE 1/4 SECTION: 17 TOWNSHIP: 3N RANGE: 3W
	ZONING DISTRICT: R-1, C-1, & C-2 FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	_____CONDITIONAL USE _____COMP PLAN AMENDMENT _____CONDITIONAL REZONE
	_____ZONING AMENDMENT (REZONE) _____DEV. AGREEMENT MODIFICATION _____VARIANCE > 33%
	_____MINOR REPLAT _____VACATION _____APPEAL
	_____SHORT PLAT SUBDIVISION __X__ PRELIMINARY PLAT SUBDIVISION _____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION _____EASEMENT REDUCTION _____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT _____HOME BUSINESS _____VARIANCE 33% >
	_____PRIVATE ROAD NAME _____TEMPORARY USE _____DAY CARE
	_____OTHER_____

CASE NUMBER: SD 2022-0051	DATE RECEIVED: 10/21/2022
RECEIVED BY: Higgins	APPLICATION FEE: $2,000.00 (CK) MO CC CASH

Revised 1/3/21

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: DAVID PALFREYMAN
	MAILING ADDRESS: 5001 FIFESHIRE PL NORTH BOISE, ID 83713
	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: Kercher Farm LLC, By [signature] MC-R *Date:* 13 OCT 2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS:
	PARCEL #: LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	_____CONDITIONAL USE _____COMP PLAN AMENDMENT _____CONDITIONAL REZONE
	_____ ZONING AMENDMENT (REZONE) _____DEV. AGREEMENT MODIFICATION _____VARIANCE > 33%
	_____MINOR REPLAT _____VACATION _____APPEAL
	_____SHORT PLAT SUBDIVISION _____ PRELIMINARY PLAT SUBDIVISION _____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION _____EASEMENT REDUCTION _____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT _____HOME BUSINESS _____VARIANCE 33% >
	_____PRIVATE ROAD NAME _____TEMPORARY USE _____DAY CARE
	_____OTHER_____

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Revised 1/3/21

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: DAVID HOLTOM
	MAILING ADDRESS: 2114 N 20TH STREET 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: David J Holtom *Date:* 10/18/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS:
	PARCEL #: LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	_____CONDITIONAL USE _____COMP PLAN AMENDMENT _____CONDITIONAL REZONE
	_____ ZONING AMENDMENT (REZONE) _____DEV. AGREEMENT MODIFICATION _____VARIANCE > 33%
	_____MINOR REPLAT _____VACATION _____APPEAL
	_____SHORT PLAT SUBDIVISION _____ PRELIMINARY PLAT SUBDIVISION _____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION _____EASEMENT REDUCTION _____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT _____HOME BUSINESS _____VARIANCE 33% >
	_____PRIVATE ROAD NAME _____TEMPORARY USE _____DAY CARE
	_____OTHER_____

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Revised 1/3/21

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

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)

DAVID PALFREYMAN [redacted]

Name | Daytime Telephone Number

5001 FIFESHIRE PLACE NORTH | BOISE, ID | 83713

Street Address | City, State | Zip

Representative Name

TELLER BARD (208) 860-2303 / TELLER.BARD@KIMLEY-HORN.COM

Daytime Telephone Number / E-mail Address

1100 W IDAHO STREET, SUITE 210 | BOISE, ID | 83702

Street Address | City, State | Zip

Location of Subject Property: SW CORNER OF FARMWAY RD AND KARCHER RD CANYON COUNTY

Two Nearest Cross Streets or Property Address | City

Assessor's Account Number(s): R 3291701100, R32917011A0, R3291701000 Section 17 Township 3N Range 3W

This land:

- [x] 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: WILDER IRRIGATION DISTRICT

   Drainage: N/A

3. How many acres is the property being subdivided? 61.82 AC

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

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

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.
   Irrigation water is currently delivered out of the Forest Canal at Tap 16.10 and 16.75. The proposed pressure irrigation pump will be located near Tap 16.10.

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?
    Excess irrigation and storm water will be controlled by individual property owners in shallow basins. In emergencies or situations of negligence, excess water will be routed in the roadside swales to collection/infiltration areas.

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)
    Excess irrigation and storm water will be controlled by individual property owners in shallow basins. These basins will remove sedimentation and attenuate the flow.

========== **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 <u>bonded</u> and/or <u>installed</u> prior the Board's signature on the final plat.

Signed:_____ Date: _____/_____/_____
Property Owner (Application Submitted)

Signed:_____ Date: 10 / 21 / 2022
Applicant/Representative (if not property owner) (Application Submitted)

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

========== **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.

KARCHER FARM LLC

Signed: By: [signature] MGR Date: 10/13/2022
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

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

Revised 1/7/2021

========== 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 <u>bonded</u> and/or <u>installed</u> prior the Board's signature on the final plat.

Signed: David J. Holton CEO Valley Wide Cooperative Date: 10 / 21 / 2022
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 you map:

1. ☒ All canals, ditches, and laterals with their respective names.
2. ☒ Head gate location and/or point if 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.

The property is actively farmed and receives irrigation water from the Forest Canal managed by Wilder Irrigation District. The owner does not have any documentation for schedule or maintenance.

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 40 Non-buildable X Common 0

2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
   1.32 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?** 45

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

   Excess irrigation and storm water will be controlled by individual property owners in shallow basins. In emergencies or situations of negligence, excess water will be routed in the roadside swales to collection/infiltration areas.

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

   Excess irrigation and storm water will be controlled by individual property owners in shallow basins. These basins will remove sedimentation and attenuate the flow.

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?**
   ☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

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:

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

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

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 40 Non-buildable X Common 0

2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
   1.32 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?** 45

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

   Excess irrigation and storm water will be controlled by individual property owners in shallow basins. In emergencies or situations of negligence, excess water will be routed in the roadside swales to collection/infiltration areas.

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

   Excess irrigation and storm water will be controlled by individual property owners in shallow basins. These basins will remove sedimentation and attenuate the flow.

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?**
   ☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

Kimley»Horn

October 21, 2022

Development Services
Canyon County
111 N 11th Avenue
Caldwell, ID 83605

RE: *Farmway Estates Subdivision Request*

On behalf of Karcher Farm LLC, we are submitting the Farmway Estates Subdivision preliminary plat for review and approval.

The subject property is located at 0 Karcher Rd, Caldwell, ID 83607 (Parcel No. R3291701100 & R32917011A0) and consists of 82.3 total acres. The existing site is undeveloped, irrigated farmland across its entirety. The property is currently zoned 'R-1', 'C-1', and 'C-2' within Canyon County which allows for 1 acre lots (1 unit per acre) throughout the residential portion.

The R-1 zone requires an average minimum property size of 1 acre, and a roadway frontage of at least 60'. The proposed mixed-use development consists of 40 buildable lots across the 52.75 net acres of residential property and 5 commercial lots across the 17.44 net acres of commercial property. The minimum residential buildable lot size will be 54,252 square feet and the average lot size will be 57,441 square feet. The project will be compliant with the setbacks of the zone and will not be proposing zero lot line setbacks. The residential net density will be 0.76 dwelling units per acre which is consistent with R-1 zoning and the Development Agreement. There will be zero non-buildable common lots.

The project will be completed in a single phase. Access to the property is provided via Karcher Road and Farmway Road. Farmway Road and Karcher Road are both within public right-of way along all the subject property's boundaries. Additional public right-of-way will be dedicated along the property's Farmway Road frontage, taking the half-street right-of-way from 25' to 50'. In the current condition, the half-street pavement width on Farmway Road varies from 11'-14'. The proposal includes Farmway Road widening to a minimum half-street pavement width of 24' with curb, gutter and sidewalk. These improvements will bring the property's frontage to match the roadway section constructed on the eastern half of Farmway Road. There will be no frontage improvements or additional right-of-way dedications provided along the property's Karcher Road frontage at this time. The property proposes a single public access to Karcher Road and two access to Farmway Road. Abundance Drive will be a collector road that provides residential to Farmway Road and extends to the property's western boundary, aligning with collector road through Vineyard Gate Estates. The internal local roads (Plentiful Circle and Harvest Time Circle) will serve as frontage and access to 40 buildable residential lots proposed with this project. Lastly, the lots will also be served by individual wells and septic.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The best engineering, architectural, and constructions practices will be employed and implemented by the ownership and consultant team.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 906-3871 or Teller.Bard@kimley-horn.com should you have any questions.

Sincerely,

Teller Bard, PE
Civil Engineer

Kimley»Horn

October 21, 2022

Canyon County Development Services Department
111 North 11th Avenue, #140
Caldwell, ID 83608

Re: Farmway Estates DA Conformance Memo

On behalf of Karcher Farm, LLC and Valley Wide Cooperative, and in support of the preliminary plat application submitted to the Canyon County Development Services Department on October 21, 2022, this memo enumerates each of the 21 Conditions of Approval provided within the Development Agreement for CR2018-0002 and identifies how each is satisfied by this application.

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

   Response: The development plan will comply with these standards.

2. CCZO §07-06-07 (4) - Time Requirements: All conditional rezones for a land use shall commence (see definition of "commence", section 07-02-03 of this chapter) within two (2) years of the approval of the Board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. All subsequent developments on the property shall reapply for land use approval. Commencement shall be considered as the submission of a preliminary plat application and associated fees to Development Services Department.

   Response: The deadlines as expressed by staff is October 23, 2022. This application was submitted to the County on October 21, 2022.

3. The project shall be developed in substantial compliance with the site plan, Exhibit 3 and attached to this agreement as Exhibit "C".

   Response: The development plan proposes roadways in conformation with CHD4 requirements and in terms of lot area and lot number is in conformance with the site plan included as Exhibit "C".

4. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13.

   Response: The development team will plat the subdivision pursuant to this ordinance.

5. The applicant shall adhere to the platting time limitations outlined in §07-07-23.

a. In the event that the development of the preliminary plat is made in successive continuous segments in an orderly and reasonable manner and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of twenty-four (24) months, may be considered for final plat approval. In the event a longer period elapses, the preliminary plat must be reviewed by the commission and approved by the board;
b. Final plat application must be submitted and accepted by DSD within two (2) years of the date of written approval of the preliminary plat; and
c. The final plat shall be filed with the county recorder within sixty (60) days after approval of the board; otherwise, such
d. approval shall become null and void unless an extension of time is applied for and granted. (Ord. 10-006, 8-16-2010; and. Ord. 11-003, 3-16-2011).

Response: The development team will adhere to the platting limitations.

6. The applicant shall mitigate weeds on undeveloped lots within the subject property. At such time as an HOA is formed and CCR's are recorded for the development, the HOA will then be responsible for maintenance of weeds on undeveloped lots within the applicable phase.

Response: The property has been actively farmed since the DA was approved.

7. All storm water drainage shall be retained on site. An engineered drainage plan shall be submitted with the application(s) for preliminary plat.

Response: A preliminary engineered drainage plan has been included with this submittal. This plan proposes that all storm water drainage will be retained onsite.

8. The residential portion of the development shall maintain a 1.25 acre density.

Response: The development plan proposes a minimum residential lot area of 1.25AC.

9. All exterior lighting shall be shielded downward and directed away from adjacent properties.

Response: All exterior lighting for the residential and commercial uses will be shielded downward and away from adjacent properties.

10. Solid waste enclosures shall be screened from public view.

Response: Solid waste enclosure for the residential and commercial uses will be screened from public view.

11. The developer shall meet the requirements of Canyon Highway District No. 4 and Idaho Transportation Department for access.

    Response: Prior to permits being pulled, this development will meet the requirements of CHD4 and ITD.

12. The traffic impact study shall be approved by Canyon Highway District No. 4 and Idaho Transportation Department. Said approval shall be submitted with the application for Preliminary Plat.

    Response: This condition was self-imposed by the development team during the rezoning process.

    A letter of approval from CHD4 has been included with his application. A separate memorandum and letter from ITD has been included that notes that approval is expecting in mid-November.

13. Any road improvements deemed necessary for each phase by the traffic impact study (TIS), shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.

    Response: The approved TIS submitted with this application identifies mitigation improvements that are necessary based on the generated traffic volumes. The development teams expects that those specific improvements will be conditioned with the preliminary plat.

14. Internal public roads shall be installed within the development and built to Canyon Highway District No. 4 standards.

    Response: This development proposes public roads conforming to CHD4 Standards.

15. The developer shall adhere to requirements of Caldwell Rural Fire as the project is platted.

    Response: The development team connected with Caldwell Rural Fire, and they expressed no concern over the accesses proposed with the development plan. A copy of this correspondence is included with this submittal.

16. The project shall utilize individual wastewater treatment systems and said systems shall meet Southwest District Health Requirements and standards.

    Response: The individual residential and commercial lots proposed with this project will utilize individual wastewater treatment systems as approved by Southwest District Health and Idaho DEQ.

17. Wastewater treatment systems for uses in Commercial zones must comply with Southwest District Health Department and Department of Environmental Quality requirements.

    Response: Prior to permits being pulled, the commercial zones proposed with this development will propose wastewater systems compliant with Southwest District Health and Idaho DEQ.

18. An SER (Subdivision Engineering Report), approved by Southwest District Health Department, shall be submitted with the preliminary plat for the project.

    Response: An approved SER is included with this application.

19. The developer shall meet the requirements of Department of Environmental Quality.

    Response: Prior to permits being pulled, this development will meet the requirements of Idaho DEQ.

20. The developer shall meet all requirements of Idaho Department of Water Resources for domestic water.

    Response: Prior to permits being pulled, this development will meet the requirements of Idaho DWR.

21. No commercial development will be permitted on the subject property until such time as the applicant has received approval for wastewater & domestic water from Southwest District Health Department and Idaho Department of Water Resources for the intended use.

    Response: Prior to permits being pulled, the commercial zones proposed with this development will propose water and wastewater systems compliant with Southwest District Health, Idaho DEQ, and Idaho DWR.

If you have any further questions, please contact me at 208-906-3871 or by email at Teller.Bard@kimley-horn.com.

Sincerely,

Kimley-Horn and Associates, Inc.

Teller Bard, P.E.

Bard, Teller

From: Kampfen, Scott
Sent: Tuesday, October 18, 2022 8:58 AM
To: Bard, Teller
Subject: FW: Subdivision Pre-Plat Inquiry

FYI

Scott Kampfen, E.I.T.
Kimley-Horn | 1100 W Idaho Street, Suite 210, Boise, ID 83702
Direct: 208.510.6280
Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, October 18, 2022 8:57 AM
To: Kampfen, Scott <Scott.Kampfen@kimley-horn.com>
Subject: RE: Subdivision Pre-Plat Inquiry

Mr. Kampfen
Thank you for speaking with me this morning. To recap our conversation I expressed no concern over your access plan provided, however note all infrastructure is required to be in before vertical combustible construction can began. Your plan with utilizing well(s) for fire hydrants service is allowable as long as the required psi at the hydrant and pump is designed and engineered to meet 2018 IFC code.
-FM Perry

From: Kampfen, Scott <Scott.Kampfen@kimley-horn.com>
Sent: Monday, October 10, 2022 3:57 PM
To: Alan Perry <aperry@cityofcaldwell.org>
Cc: Bard, Teller <Teller.Bard@kimley-horn.com>
Subject: Subdivision Pre-Plat Inquiry

Good Afternoon Alan,

I am working on a preliminary plat for a subdivision at the SWC of Karcher Road and Farmway Road that is serviced by Caldwell Rural Fire. Can you please provide any feedback from the perspective of the fire district? The lots will be supplied by individual wells and our site plan is attached.

Thanks,
Scott Kampfen, E.I.T.
Kimley-Horn | 1100 W Idaho Street, Suite 210, Boise, ID 83702
Direct: 208.510.6280
Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

CANYON HIGHWAY DISTRICT No. 4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

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

October 3, 2022

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605

David Palfreyman, Applicant
c/o Kimley Horn
1100 W. Idaho Street Suite 210
Boise, Idaho 83702

RE: **CR2018-0002 Karcher and Farmway Mixed Use Development**
Traffic Impact Study
Parcels R32915, R32916, R32917, R32917011, R32917011A

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed a Traffic Impact Study (TIS) for the Karcher and Farmway Mixed Use Development, dated August 12, 2022 prepared by Kimley-Horn & Associates, Inc.

The TIS, and the supplementary information provided by Kimley-Horn by email dated September 29, 2022 appear to meet the requirements for a TIS under adopted CHD4 policy for developments of this type, and is acceptable to the highway district.

CHD4 requests that in the future, the County refrain from placing conditions on land use actions relating to traffic without input from the highway district(s) regarding the need, scale, scope, and timing of traffic studies or traffic improvements. In this case, the County conditioned the applicant to complete and have approved a TIS prior to submitting a preliminary plat. This requirement has caused difficulty for both the applicants and the highway district: a traffic impact study is typically specific to a particular land development plan, such as a preliminary plat, and preparation and review of a TIS without this plat leaves the work incomplete and will likely require further amendments to one or both of these documents if they are not considered together.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Subdivision_Farmway Rd- Karcher Farms Commercial

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 12, 2022

Dan Lister
Canyon County Planning & Zoning
111 N. 11th Ave, Rm. 310
Caldwell, ID 83605
dlister@canyonco.org

VIA EMAIL

RE: Karcher and Farmway Mixed-Use Development – ITD Traffic Impact Study Update

Dear Mr. Lister,

The Idaho Transportation Department (ITD) is currently experiencing a high-volume of requests for review and comments regarding proposed developments and Traffic Impact Study (TIS) comments. ITD was made aware by the developer of the conditions for ITD's approval of the TIS for the Karcher and Farmway Mixed-Use Development and the upcoming public hearing. This letter is to inform you that ITD is still in the process of reviewing the submitted TIS for this development and will provide our response as soon as feasibly possible. At this time, we cannot provide a definitive date but would anticipate a response to the developer early-November.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. If you have any questions, please do not hesitate to contact me at andrew.marini@itd.idaho.gov or (208) 334-8336.

Sincerely,

Andrew Marini

Digitally signed by Andrew Marini
Date: 2022.10.12 17:15:28 -06'00'

Andrew Marini
ITD – District 3
Development Services Coordinator

Cc:
Eric Sweet – Kimley-Horn
John Sabala – Development Applicant

Valley Wide Cooperative
2114 N. 20th St.
Nampa, Idaho 83687
Phone: 208-324-8000
Fax: 208-324-3470
valleywidecoop.com

Corporate Resolution of Signing Authority

WHEREAS, Valley Wide Cooperative, Inc, hereinafter referred to as "the Corporation", is determined to grant signing authority to certain persons described hereunder.

RESOLVED, that the Board of Directors, of the Corporation, is hereby authorized and approved to authorize and empower the following individuals to make, execute, endorse, and deliver in the name of and on behalf of the Corporation, but shall not be limited to any written instruments, agreements, documents, execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates, and other instruments of whatever nature entered into by the Corporation.

David J. Holtom

C.E.O. of Valley Wide Cooperative

(208) 468-2500

dave.holtom@valleywidecoop.com

Thomas B. Locke

C.F.O. of Valley Wide Cooperative

(208) 735-2971

brad.locke@valleywidecoop.com

The undersigned certifies that he is the properly elected and qualified secretary of the books and records of Valley Wide Cooperative, Inc, a corporation duly conformed to the laws of the state of Delaware, and that said meeting was held in accordance with state law and the Bylaws of the above-named corporation.

This resolution has been approved by the Board of Directors of Valley Wide Cooperative on June 23, 2022. This resolution expires on January 31, 2023.

I, Chris Clelland, as authorized by the Corporation, hereby certify and attest that all the information above is true and correct.

Chris Clelland

Valley Wide Cooperative Secretary

SOUTHWEST DISTRICT HEALTH

Facilities Number: 013338

October 6, 2022

Karcher Farms, LLC
5001 Fifeshite Place North
Boise, ID 83713

Re: Farmway Estates

Dear Karcher Farms, LLC,

Southwest District health has reviewed the subdivision engineering report (SER) and does approve the SER for the proposed for Vineyard Gate Estates, located in the ***NE ¼ of the SE ¼ of Section 17, Township 3N, Range 3W, B.M.*** The property is reported to be 61.83-acres. The proposed development includes forty (40) buildable lots with a minimum lot size of 1.25 acres. The SER was approved on October 6, 2022.

The Engineering Report and associated plans and specifications appear to meet applicable regulations. If changes are made in the design to the plat submitted to Southwest District Health at the time of this approval, re-engineering will be required.

Condition(s) of approval:

- The final plat must be signed by the designated REHS/RS from Southwest District Health.

If you have questions, please contact me at 208.455.5382, or via e-mail: jack.nygaard@phd3.idaho.gov

Sincerely,

Jack Nygaard, MS, REHS/RS
Land Development Senior

Cc: Dinn Lawson and William Mason / Mason & Associates Inc.

GIVENS PURSLEY LLP
Attorneys and Counselors at Law

601 W. Bannock Street
PO Box 2720
Boise, ID 83701
Telephone: 208-388-1200
Facsimile: 208-388-1300

www.givenspursley.com

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Gary G. Allen
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Christopher J. Beeson
Jason J. Blakley
Clint R. Bolinder
Jeff W. Bower
Preston N. Carter
Jeremy C. Chou
Michael C. Creamer
Amber N. Dina
Bradley J. Dixon
Thomas E. Dvorak
Debora Kristensen Grasham
Donald Z. Gray
Brian J. Holleran
Kersti H. Kennedy
Elizabeth A. Koeckeritz
Neal A. Koskella
Michael P. Lawrence
Franklin G. Lee
David R. Lombardi
Lars E. Lundberg
Kimberly D. Maloney
Kenneth R. McClure
Kelly Greene McConnell
Alex P. McLaughlin
Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller
Judson B. Montgomery
Deborah E. Nelson
W. Hugh O'Riordan, LL.M.
Samuel F. Parry
Randall A. Peterman
Blake W. Ringer
Michael O. Roe
Cameron D. Warr
Robert B. White
Michael V. Woodhouse

William C. Cole (Of Counsel)

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

October 21, 2022

Director
Canyon County Development Services Department
111 N. 11th Avenue
Caldwell, Idaho 83605

RE: Development Agreement between Canyon County, Idaho and Karcher Farm, LLC, SS Karcher, LLC, and Valley Wide Cooperative Inc., dated October 23, 2020

Dear County Commissioners,

Karcher Farm, LLC, SS Karcher, LLC and Valley Wide Cooperative Inc. (collectively, the "**Developer**") entered into a Development Agreement with Canyon County on October 23, 2020, which Development Agreement was recorded in the land records of Canyon County on November 3, 2020 as instrument number 2020-064948 (the "**Development Agreement**"). The subject property of the Development Agreement is owned by the Developer and is generally located at the southwest corner of Karcher and Farmway Roads in unincorporated Canyon County, which property is further described in the Development Agreement (the "**Property**").

The Property was conditionally rezoned from A to C-1, C-2 and R-1. Per the terms of the Development Agreement, a traffic impact study ("**TIS**") approved by Canyon Highway District Number 4 ("**CHD4**") and the Idaho Transportation Department ("**ITD**") must be submitted with the application for a preliminary plat. A SER (subdivision engineering report), approved by Southwest District Health, must also be submitted with the preliminary plat application.

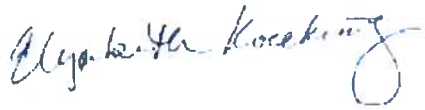
Developer is submitting its preliminary plat application for Canyon County's consideration concurrent with this letter. Developer has received CHD4's approval of the TIS and Southwest District Health's approval of the SER. However, due to ITD's current workload, Developer has yet to receive ITD's approval of the TIS.

Developer timely filed its TIS for ITD's review. However, due to circumstances wholly beyond Developer's control, ITD was unable to review the TIS prior to the filing of the preliminary plat application. ITD provided a letter to Dan Lister with Canyon County Development Services on October 12, 2022 explaining that because of the high-volume of requests for review of developments and traffic impact studies, ITD does not anticipate approval of the TIS until late fall 2022. A copy of that letter is attached as Exhibit A.

The development team has been working diligently to bring this quality mixed-use project to this rapidly developing area of Canyon County. Developer will provide ITD's approval of the TIS as soon as it is available, likely by the end of November, 2022. This should provide Planning Staff, the Planning & Zoning Commission and the County Commissioners ample time to review the TIS approval letter prior to our expected hearing date in mid-2023.

Thank you. Please let me know if you have any questions or would like additional information.

Sincerely,



Elizabeth Koeckeritz

Exhibit A – Letter from ITD

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 12, 2022

Dan Lister
Canyon County Planning & Zoning
111 N. 11th Ave, Rm. 310
Caldwell, ID 83605
dlister@canyonco.org

VIA EMAIL

RE: Karcher and Farmway Mixed-Use Development – ITD Traffic Impact Study Update

Dear Mr. Lister,

The Idaho Transportation Department (ITD) is currently experiencing a high-volume of requests for review and comments regarding proposed developments and Traffic Impact Study (TIS) comments. ITD was made aware by the developer of the conditions for ITD's approval of the TIS for the Karcher and Farmway Mixed-Use Development and the upcoming public hearing. This letter is to inform you that ITD is still in the process of reviewing the submitted TIS for this development and will provide our response as soon as feasibly possible. At this time, we cannot provide a definitive date but would anticipate a response to the developer early-November.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. If you have any questions, please do not hesitate to contact me at andrew.marini@itd.idaho.gov or (208) 334-8336.

Sincerely,

Andrew Marini

Digitally signed by Andrew Marini
Date: 2022.10.12 17:15:28 -06'00'

Andrew Marini
ITD – District 3
Development Services Coordinator

Cc:
Eric Sweet – Kimley-Horn
John Sabala – Development Applicant

AMENDED AND RESTATED

OPERATING AGREEMENT

OF

KARCHER FARM LLC

EFFECTIVE DATE: JULY 1, 2010

OPERATING AGREEMENT OF

KARCHER FARM LLC

This Amended and Restated Operating Agreement (the "**Operating Agreement**") of Karcher Farm LLC, an Idaho limited liability company organized pursuant to the Idaho Uniform Limited Liability Company Act (the "**Company**"), is to be effective as of July 1, 2010, by and between the Company and the Person executing this Operating Agreement as the Member.

RECITALS

A. The Company was formed by David L. Palfreyman and Kathleen S. Palfreyman (the "**Initial Members**"), on October 10, 2006. Following the formation of the Company, the Initial Members executed an operating agreement (the "**Prior Operating Agreement**").

B. The Initial Members assigned their ownership interests in the Company to the Palfreyman Family Trust effective as of July 1, 2010.

C. The Member desires to amend and restate in its entirety the original Prior Operating Agreement as set forth herein.

Article 1
ORGANIZATIONAL MATTERS.

1.1 Formation. The Company was formed on October 10, 2006, upon the filing of the Company's Articles of Organization with the Idaho Secretary of State.

1.2 Name. The name of the Company is Karcher Farm LLC and all business of the Company shall be conducted under that name or under any other name, but in any case, only to the extent permitted by applicable law.

1.3 Organization. The Company is organized as a limited liability company under the provisions of the Idaho Uniform Limited Liability Company Act (the "Act") and is subject to the Act and all amendments thereto.

1.4 Purpose and Powers. The business and purposes of the Company shall be to engage in any lawful act or activity for which a limited liability company may be organized under the Act. The Company shall have and may exercise all powers necessary or convenient to effectuate these purposes.

1.5 Term. The Company shall have perpetual existence unless dissolved in accordance with Article 8.

1.6 Registered Agent and Office. The registered agent for the service of process and the registered office shall be that Person (see Section 1.9.4 for definition of Person) or entity and location set forth on the Company's current annual report filed with the Idaho Secretary of State. The Company may, from time to time, change the registered agent or office through appropriate filings with the Secretary of State of Idaho.

1.7 Designated Office. The designated office of the Company shall be the location set forth on the mailing address on the Company's current annual report filed with the Idaho Secretary of State. The designated office may also serve as the Company's principal office.

1.8 Tax Status. Until such time that additional members are admitted to the Company, the Member intends that the Company shall be treated as a disregarded entity for federal and state income tax purposes as set forth in Section 301.7701-3(b)(1)(ii) of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, and the corresponding provisions under Idaho law.

1.9 Miscellaneous Definitions. For the purposes of this Operating Agreement, the following terms shall have the following meanings:

1.9.1 The term "**Affiliate**" means with respect to the Company, any Person directly or indirectly Controlling, Controlled by or under common Control with such Person;

1.9.2 The term "**Control**", and, with correlative meaning, "**Controlling**" and "**Controlled**", means, with respect to any Person, the possession, directly or indirectly, of either the power or authority, through ownership of voting securities, by contract or otherwise, to direct or cause the direction of the management or policies of such Person;

1.9.3 The term "**Company Property**" means all property owned by the Company, whether real or personal, tangible or intangible, including (without limitation) money, real estate, fixtures, furniture, equipment, inventory, advertising materials, goodwill, and any other property entrusted to any Person by the Member, and any legal or equitable interest in such property; and

1.9.4 The term "**Person**" means any individual, sole proprietorship, partnership, limited liability partnership, joint venture, trust, unincorporated organization, association, corporation, limited liability company, institution, public benefit corporation, entity or government (whether Federal, state, county, city, municipal or otherwise, including any instrumentality, division, agency, body or department thereof).

Article 2
CAPITALIZATION.

2.1 Units. All ownership interests in the Company shall be denominated in the form of Units (**"Units"**). The Units shall have no par value and shall be of a single class with identical rights. The Company hereby authorizes and may issue up to 1,000 Units.

2.2 The Member and Its Units. The name, address, and number of Units of the "Member" is as follows:

Member	Number of Units
Palfreyman Family Trust 5001 Fifeshire Place North Boise, Idaho 83713	100

2.3 Additional Contributions. The Member shall not be required to make any additional capital contributions to the Company.

2.4 Additional Members. If the Member admits additional members to the Company, then this Operating Agreement shall be amended and restated to provide for the governance, allocations, distributions, and other matters related to such additional members.

Article 3
MANAGEMENT.

3.1 Management Rights. The management of the Company shall be conducted by a "Manager." The Manager of the Company shall be David L. Palfreyman.

3.2 Management and Authority. Except as otherwise provided in this Operating Agreement, the management of the Company shall be vested in its Manager and the Manager shall have the right and power to manage and direct the business and affairs of the Company, to take actions on behalf of the Company, to bind the Company, and to do all other things necessary or convenient to carry out the business and affairs of the Company. All policies, procedures and protocols affecting the Company, its business, or Company Property shall be determined, made, approved, or authorized by the Manager. Notwithstanding the foregoing, without the approval of the Member, the Manager does not have authority to:

3.2.1 Amend, restate or revoke the Certificate of Organization;

3.2.2 Amend the Operating Agreement;

9.9 Heirs, Successors and Assigns. Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and, to the extent permitted by this Operating Agreement, their respective heirs, legal representatives, successors and assigns.

The following Member of Karcher Farm LLC hereby executes this Operating Agreement on October 30, 2010 to be effective as of July 1, 2010.

Member:
Palfreyman Family Trust

By: _____
David L. Palfreyman
Its Trustee

By: _____
Kathleen S. Palfreyman
Its Trustee

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: 76805 Date: 10/21/2022

Date Created: 10/21/2022 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Farmway Estates SD - Kimley-Horn & Associates
Comments: SD2022-0051

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0051	$1,550.00	$0.00	$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0051	$450.00	$0.00	$0.00

Sub Total: $2,000.00
Sales Tax: $0.00
Total Charges: $2,000.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1263	$2,000.00

Total Payments: $2,000.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck