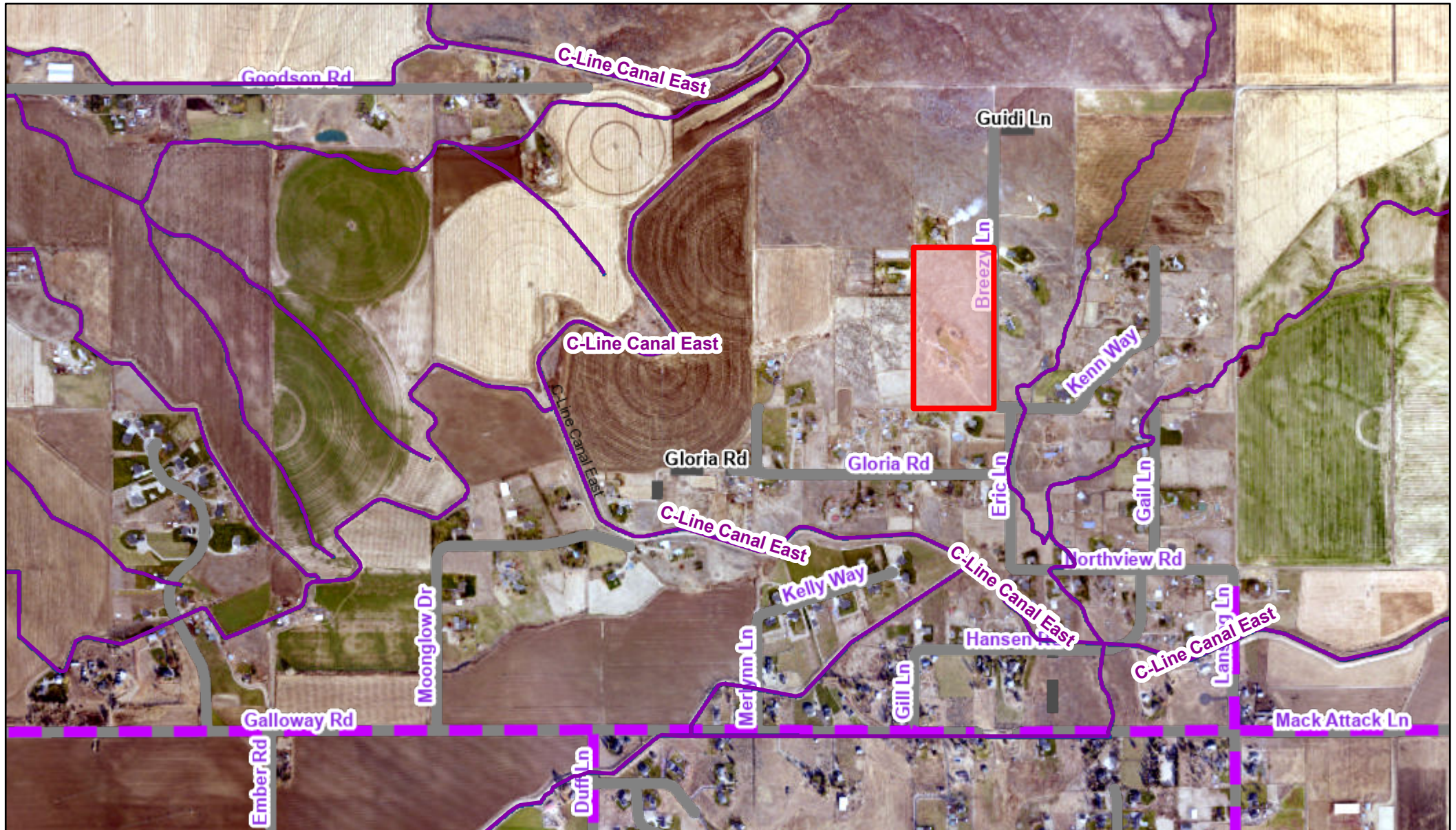


# Canyon County, ID Web Map



6/30/2023, 11:18:28 AM



Multiple Parcel Search\_Query result



Hydro\_NHDFlowline



Hydro\_NHDFlowline



CC\_PrivateRoads

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

Canyon County Imagery\_2019

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

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, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>WAYNE LIPPERT / C/O DARIN KINDRICK</u>
	MAILING ADDRESS: <u>9626 GILBERT RD., MIDDLETON, ID 83644</u>
	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: Wayne Lippert Date: 2-24-23

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>DERRITT KERNER, P.E.</u>
	COMPANY NAME: <u>DAVID EVANS &amp; ASSOCIATES</u>
	MAILING ADDRESS: <u>9175 W. BLACK EAGLE DR., BOISE, ID 83709</u>
	PHONE: <u>208-391-7682</u> EMAIL: <u>derritt.kerner@deainc.com</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>9626 GILBERT RD., MIDDLETON, ID 83644</u>
	PARCEL #: <u>R37431010</u> LOT SIZE/AREA: <u>20 ACRES</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>SE 1/4, NE 1/4</u> SECTION: <u>21</u> TOWNSHIP: <u>5N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: <u>CR-R-R</u> FLOODZONE (YES/NO): <u>NO</u>

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

<b>DIRECTORS DECISION APPS</b>	<input 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 2023-0006</u>	DATE RECEIVED: <u>2-24-2023</u>
RECEIVED BY: <u>SH</u>	APPLICATION FEE: <u>1,700</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

## SHORT PLAT SUBMITTAL LIST

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



#### ONLY USE THIS APPLICATION IF:

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

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

- |  |
|--|
| <input checked="" type="checkbox"/> Master Application completed and signed  |
| <input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form  |
| <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, and how you will mitigate negative impacts |
| <input checked="" type="checkbox"/> Subdivision Worksheet  |
| <input checked="" type="checkbox"/> Irrigation Plan Application  |
| <input checked="" type="checkbox"/> Copy of Preliminary and Final Plat*  |
| <input checked="" type="checkbox"/> Private Road application (if internal roads are private) with additional \$80 fee <i>N/A</i>   |
| <input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee <i>N/A</i>  |
| <input type="checkbox"/> Preliminary Drainage Plan*, if applicable <i>N/A</i>  |
| <input type="checkbox"/> Preliminary Irrigation Plan*, if applicable <i>N/A</i>  |
| <input type="checkbox"/> Preliminary Grading Plan*, if applicable <i>N/A</i>   |
| <input type="checkbox"/> Final Drainage Plan*, if applicable <i>N/A</i>  |
| <input type="checkbox"/> Final Irrigation Plan*, if applicable <i>N/A</i>  |
| <input type="checkbox"/> Final Grading Plan*, if applicable <i>N/A</i>   |
| <input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties  |
| <input checked="" type="checkbox"/> <b>\$1680 + \$10/Lot + \$100 (if in City Area of Impact) non-refundable fee</b>  |

\* Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

#### NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission or Hearing Examiner and the preliminary plat and final plat heard by the Board of County Commissioners.
2. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
3. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
4. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

# SITE PLAN & LETTER OF INTENT - CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) 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 *N/A*

**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 *N/A*
- ☒ 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 *N/A*
- ☒ Description of business operations, such as number of employees, hours of operation, delivery and shipping *N/A*
- ☒ 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

WARRANTY DEED

DEED - NAMPA

Deed no 6-0040

THIS INDENTURE Made this 2nd day of August, 1988, by and between JOHN W. CLARK and CONNIE Y. CLARK, husband and wife, parties of the first part, hereinafter referred to as "Grantors", and WAYNE A. LIPPERT, a single man, party of the second part, hereinafter referred to as "Grantee", whose current address is

1422 Grand Ave. Boise Idaho 83706

WITNESSETH, That

The said Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, lawful money of the United States of America, and them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said Grantee, and to his heirs and assigns forever, all of the following described real property, situate in the County of Canyon, State of Idaho, to-wit:

The West Half of the Southwest Quarter of the Northeast Quarter of Section 21, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

RESERVING unto Vendors a 25 foot roadway easement for ingress and egress on all four sides of property.

FURTHER RESERVING all mineral rights unto Vendors.

SUBJECT to taxes and assessments for the current year and thereafter, and right of way easements of public record.

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 said property, as well in law as in equity of the said Grantors.

TO HAVE AND TO HOLD All and singular the a ve mentioned and described premises, together with the appurtenances, unto the said Grantee, and to his heirs and assigns forever.

The said Grantors WARRANT to the Grantee that they are lawfully seized of the above described real property in fee simple, that the same is free and clear of any and all encumbrances of every kind and description, except as herein specified, and that the Grantors have lawful right to convey the said property.

IN WITNESS WHEREOF the said Grantors have hereunto set their hands the day and year hereinabove first written. ,

John W. Clark  
Bernie G. Clark

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

On this 2nd day of August, 1988, before me, the undersigned, a Notary Public in and for said state, personally appeared JOHN W. CLARK and CONNIE Y. CLARK, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debra A. Maylen  
Notary Public in and for the State of  
Idaho, residing at nampe  
therein.

My Commission expires 3-9-94





**DAVID EVANS  
AND ASSOCIATES INC.**

February 23, 2023

Stephanie Hailey, CFM  
Canyon County Development Services  
111 N. 11th Ave. Room 310  
Caldwell, ID 83605  
208-454-7254

**SUBJECT: Lippert Subdivision**

Stephanie,

Lippert Subdivision is a 2 lot subdivision comprising of one 15 acre lot and one 5 acre lot. There is an existing private residential home that will be located on the new 15 acre lot and a new private residential home will be constructed on the new 5 acre lot. The original 20 acre parcel is subject to a 25 foot ingress/egress easement along all 4 boundary lines of the parcel. The 2 new lots will maintain these existing ingress/egress easements and access through the privately maintained roads contained within the ingress/egress easements and no new access roads will be required. There will be extremely minimal impact to traffic count and patterns.

The existing home will maintain use of its private well and septic system and the new home will require a new well and septic system to be constructed on the new 5 acre lot.

There are no water rights available to this parcel and therefore no irrigation improvements will be required. No new construction will impact any grading or drainage within this subdivision. The new lot consisting of 5 acres has an existing large and level building pad area to allow for construction of a home, septic system and well. No new grading is proposed, and all existing drainage patterns will be maintained and respected. It is our understanding that this project was preliminarily approved for the short-plat process. Based on our application preparation, no water rights, no proposed grading and no roadway extensions, we also recommend the short-plat process for this simple subdivision.

Sincerely,

**DAVID EVANS AND ASSOCIATES, INC.**

Drayth Sielaff  
Civil Task Leader, LDBU

Copies: 1Application  
Project Number: TORC0000919A  
File Path: P:\T\TORC0000919A\Survey



# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
Residential 2 Non-buildable \_\_\_\_\_ Common \_\_\_\_\_
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
10 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
☒ Irrigation Well ☐ Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 0 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 0
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
MAINTAIN ALL EXISTING DRAINAGE PATTERNS
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
PREVENT EROSION BY PRESERVATION OF EXISTING VEGETATION.

### 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 1, EXISTING Non-Buildable \_\_\_\_\_ Common \_\_\_\_\_
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 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

N/A

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?  
☐ YES ☐ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?  
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s)

WAYNE UPPERT / C/O DARIN KINDRICK [REDACTED]  
Name Daytime Telephone Number  
9626 GILBERT RD. MIDDLETON, ID 83644  
Street Address City, State Zip

Representative Name

DETRITT KERNER, P.E. 208-391-7682 detritt.kerner@deainc.com  
Daytime Telephone Number / E-mail Address  
9175 W. BLACKEAGLE DR. BOISE, ID 83709  
Street Address City, State Zip

Location of Subject Property: 9626 GILBERT RD. MIDDLETON, ID 83644  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 37431010 Section 21 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: \_\_\_\_\_

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? \_\_\_\_\_

4. What percentage of this property has water? \_\_\_\_\_

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

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.

---

---

---

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?

---

---

---

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)

---

---

---

===== 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: Wayne Asper Date: 8/24/23  
Property Owner (Application Submitted)

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

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