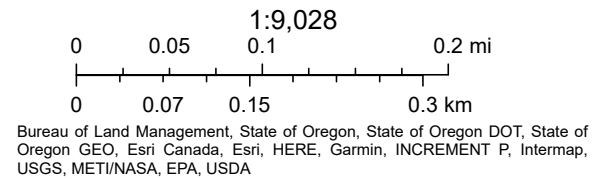


# Canyon County, ID Web Map



5/24/2023, 3:41:06 PM

- |                                    |                 |                             |                            |
|------------------------------------|-----------------|-----------------------------|----------------------------|
| Parcel Number Search _Query result | City Limits     | CanyonCountyRoads           | Minor Arterial             |
| Hydro_NHDFlowline                  | Sections        | Roads                       | Other Principal Arterials  |
| County Boundary                    | CC_PrivateRoads | ITDFunctionalClassification | Canyon County Imagery_2019 |
| Current Impact Area                |                 | Major Collector             | Red: Band_1                |





# MASTER 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



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Jeremy Eells</u>
	MAILING ADDRESS: <u>16695 Marshall Ln. Caldwell, ID. 83607</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>

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: *Jeremy Eells* Date: 6/3/2022

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

<b>SITE INFO</b>	STREET ADDRESS: <u>16695 Marshall Ln. Caldwell, ID. 83607</u>
	PARCEL #: <u>R32703</u> LOT SIZE/AREA: <u>8.98 acres</u>
	LOT: <u>N/A</u> BLOCK: <u>N/A</u> SUBDIVISION: <u>N/A</u>
	QUARTER: <u>SW</u> SECTION: <u>9</u> TOWNSHIP: <u>3N</u> RANGE: <u>3W</u>
	ZONING DISTRICT: <u>Caldwell</u> FLOODZONE (YES/NO): <u>NO</u>

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input checked="" 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 checked="" type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>SD 2022-0030</u>	DATE RECEIVED: <u>6/15/2022</u>
----------------------------------	---------------------------------

RECEIVED BY: <u>SH</u>	APPLICATION FEE: <u>\$1,810.00</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH
------------------------	---

(w/CR 2022-0020)

## Letter of Intent for Proposed and Existing Use

### Parcel #32703000

Proposed use for this lot once it is divided is for three members of my family to have our homes on rural residential lots. Ranging in size from 2 acres to 4.47 acres.

Existing use has one new home and a shop building, the rest of the acreage is not being used right now.

The proposed request is to split this lot into three lots. It is being requested so three family members can have rural homes near each other.

Normal daily traffic for three rural homes.

One resident is existing and the two others will hopefully be completed within a year. Depending on how quick or slow this request is processed.

Proposed use will not have a negative effect on neighboring uses.

Further explanation of the site features are; Residents will all three have a Home, Shop Building, Yard, Garden area, and Pasture.

No permits from other Agencies are known to be needed for this Subdivision at this time.

This is Rural Residential Homes, not Business Operations.

The Parcel Inquiry/Research Summary received (tracking) # PI2021-0500 says, future land use is Residential.

Also requesting an easement reduction to 30'ft.

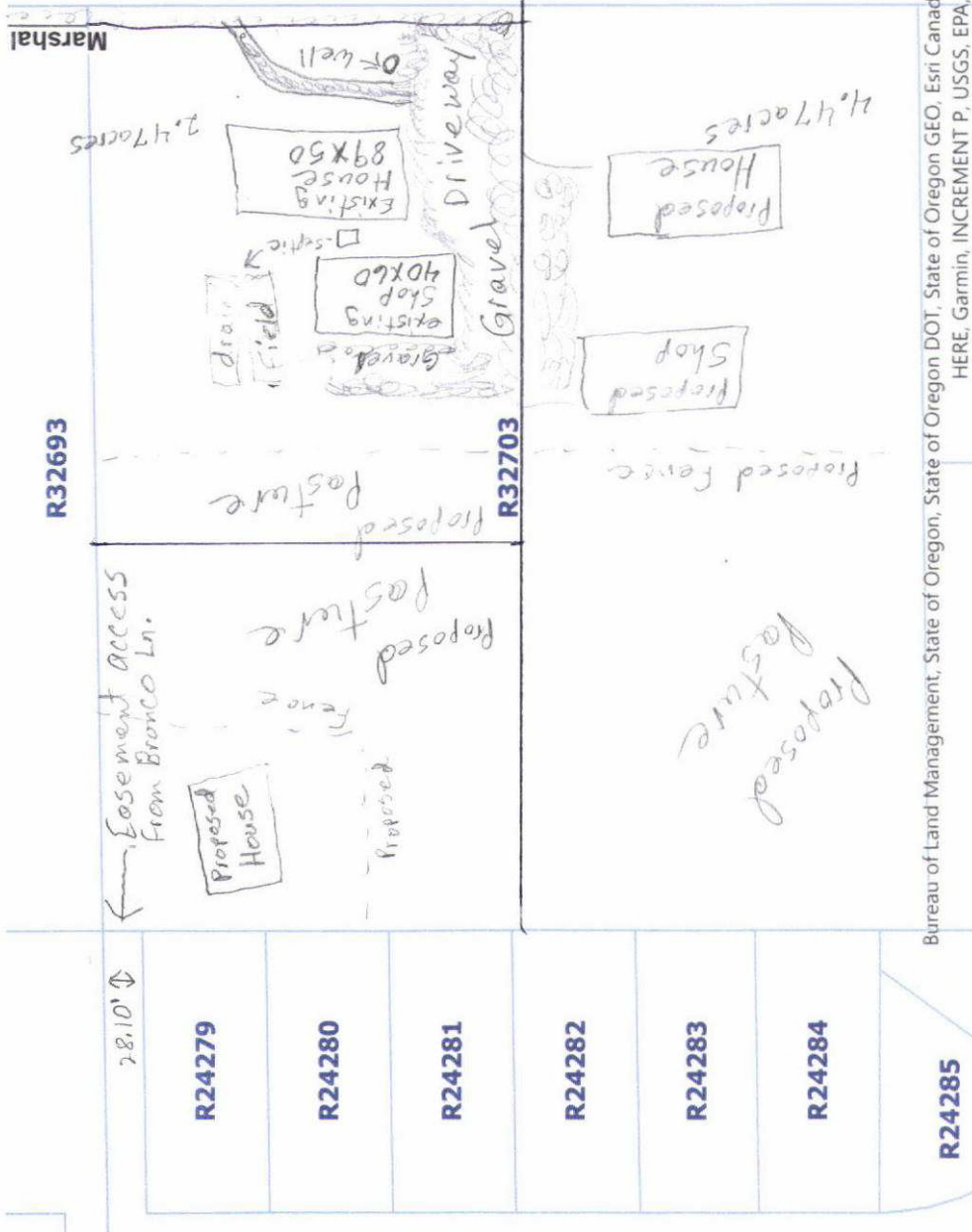
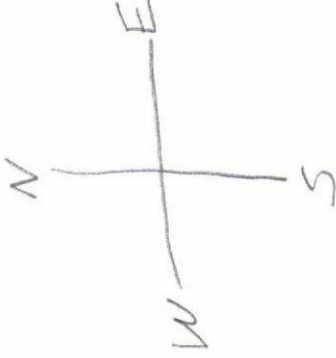


6/3/2022



# Site Plan

-Graphical Description  
-Proposed & Existing



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



# 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 3 Non-buildable \_\_\_\_\_ Common \_\_\_\_\_

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

2.5 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? 3.75 *Acre Feet of water per Acre*

*(if Available)*

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

Natural drainage via pastures, yards, and gravel

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

Most of the acreage will be pastures, yards and gravel driveways.

### 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 \_\_\_\_\_ 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**

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) Jeremy Eells [Redacted]  
Name Daytime Telephone Number  
16695 Marshall Ln. Caldwell, ID. 83607  
Street Address City, State Zip

Representative Name Hannah Pruitt [Redacted]  
Daytime Telephone Number / E-mail Address  
16695 Marshall Ln. Caldwell, ID. 83607  
Street Address City, State Zip

Location of Subject Property: Farmway Rd. & Homedale Rd. Caldwell  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 32703000 Section 9 Township 3N Range 3W

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: Wilder Irrigation

Drainage: N/A

3. How many acres is the property being subdivided? 8.94

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

5. How many inches of water are available to the property? 3.75 Acre feet of water per Acre (if Available)

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 access/head gate is located at south-east corner of acreage, and is delivered by underground pipe.

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?

N/A

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)

N/A



## 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.
- N/A 3  Rise locations and types, if any.
- 4  Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- N/A 5  Slope of the property in various locations.
- 6  Direction of water flow (use short arrows → on your map to indicate water flow direction).
- N/A 7  Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- N/A 8  Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9  Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Also, provide the following documentation:**

- N/A  Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

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

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

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

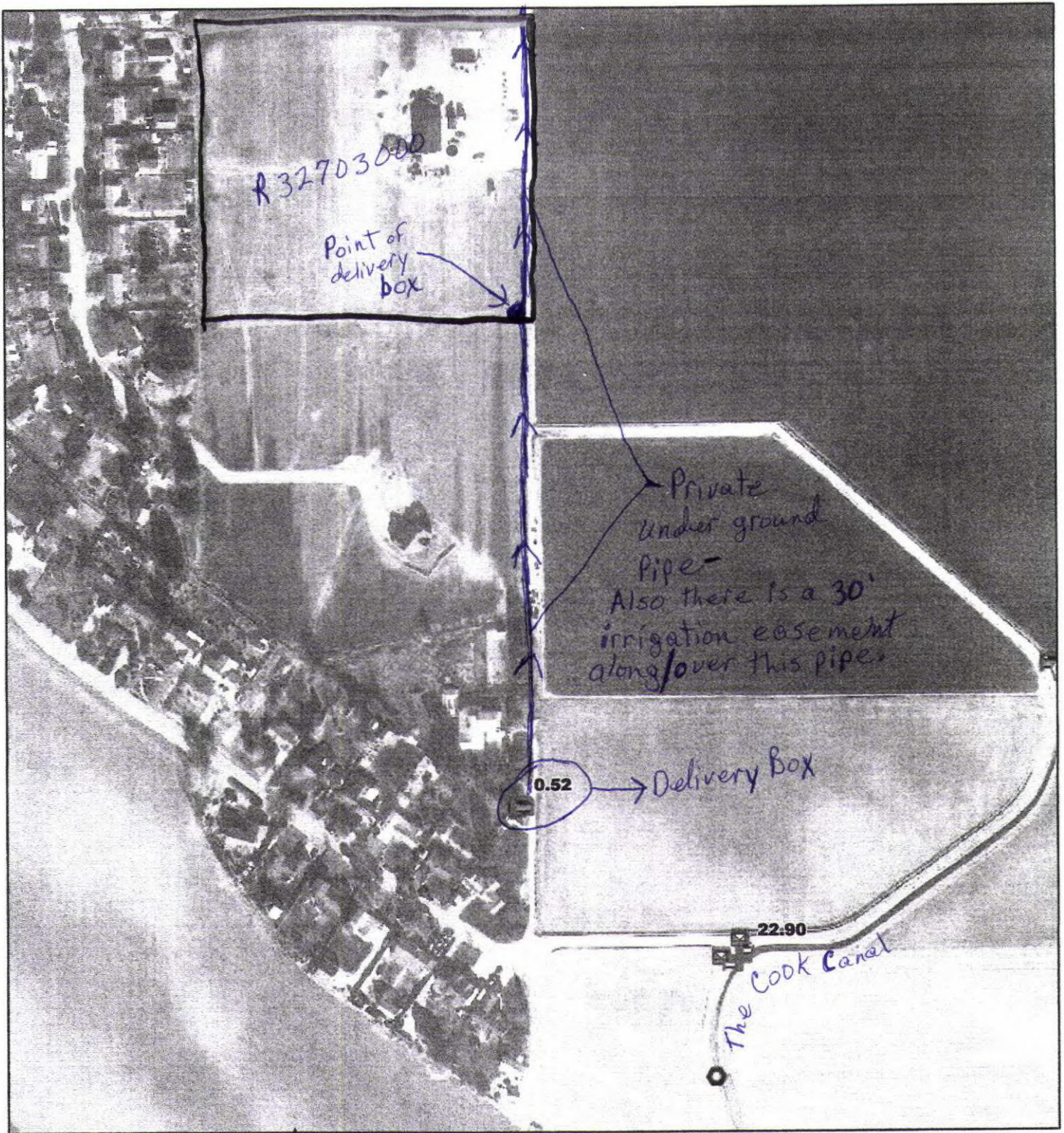
Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Property Owner (Application Submitted)

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

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



# Boise Project Board of Control



5/4/2022, 3:01:44 PM

Facility Point Features



3-Sided Structure



Crossing



Delivery Box



Drain Pipe

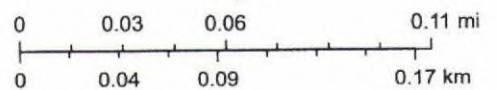


Headgate



Weir

1:4,514



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

GIS Mapping

Please Note: Boise Project Board of Control cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for his or her



# SHORT PLAT SUBMITTAL LIST

## 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



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

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

<input checked="" type="checkbox"/> Master Application completed and signed
<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 type="checkbox"/> Copy of Preliminary and Final Plat
<input type="checkbox"/> Private Road application (if internal roads are private)
<input type="checkbox"/> Easement reduction application (if requesting less than 60 feet easement width)
<input type="checkbox"/> Preliminary Drainage plan
<input type="checkbox"/> Preliminary Irrigation plan
<input type="checkbox"/> Preliminary Grading plan, if applicable
<input type="checkbox"/> Final Drainage Plan
<input type="checkbox"/> Final Irrigation Plan
<input type="checkbox"/> Final Grading Plan, if applicable
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input type="checkbox"/> <b>\$1680 + \$10/Lot + \$100 (if in City Area of Impact) non-refundable fee</b>

N/A

$1680 + 30 + 100 = \$1810$

### NOTES:

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

### PROCESS: PUBLIC HEARING PROCESS



# SITE PLAN & LETTER OF INTENT - CHECKLIST

## 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



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

	<input checked="" 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: <u>well</u> , <u>septic</u> , irrigation ditch, settling ponds, drainage swales, etc.
	<input checked="" type="checkbox"/> Transportation: <u>parking</u> , loading areas, <u>driveways</u> , etc. adjacent driveways, roads, highways or <u>other accesses</u>
	<input checked="" type="checkbox"/> Easement locations and dimensions
N/A	<input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
N/A	<input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
	<input checked="" 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 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)
	<input checked="" type="checkbox"/> Explanation of any other permits through other agencies that may be required
	<input checked="" 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 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:** 74903

**Date:** 6/15/2022

**Date Created:** 6/15/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** LJ Eells Construction

**Comments:** CR2022-0020 & SD2022-0030 location 16695 Marshall Ln Caldwell

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0020	\$1,235.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats	SD2022-0030	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2022-0030	\$100.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0030	\$30.00	\$0.00	\$0.00

**Sub Total:** \$3,045.00

**Sales Tax:** \$0.00

**Total Charges:** \$3,045.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1776	\$3,045.00

**Total Payments:** \$3,045.00

**ADJUSTMENTS**

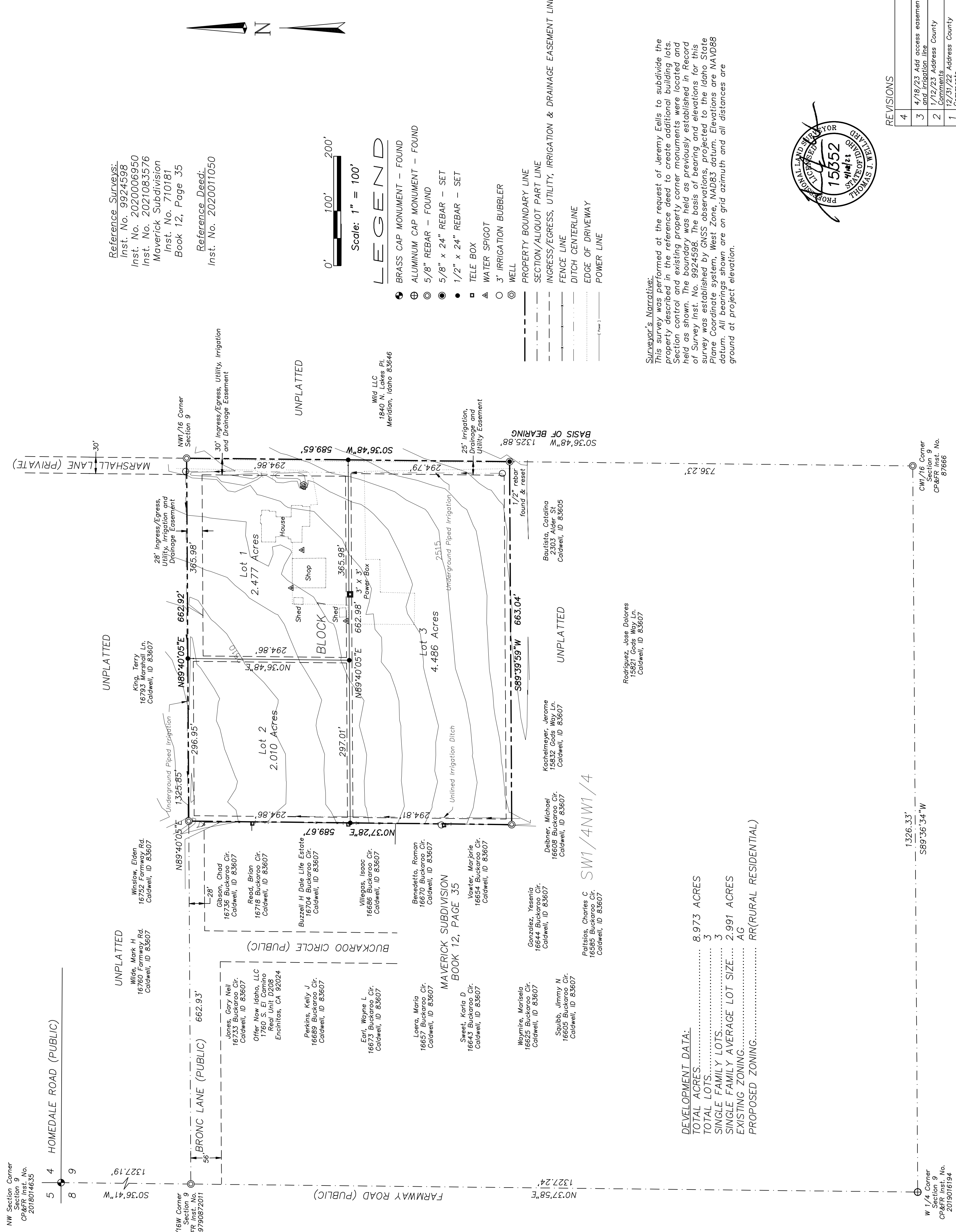
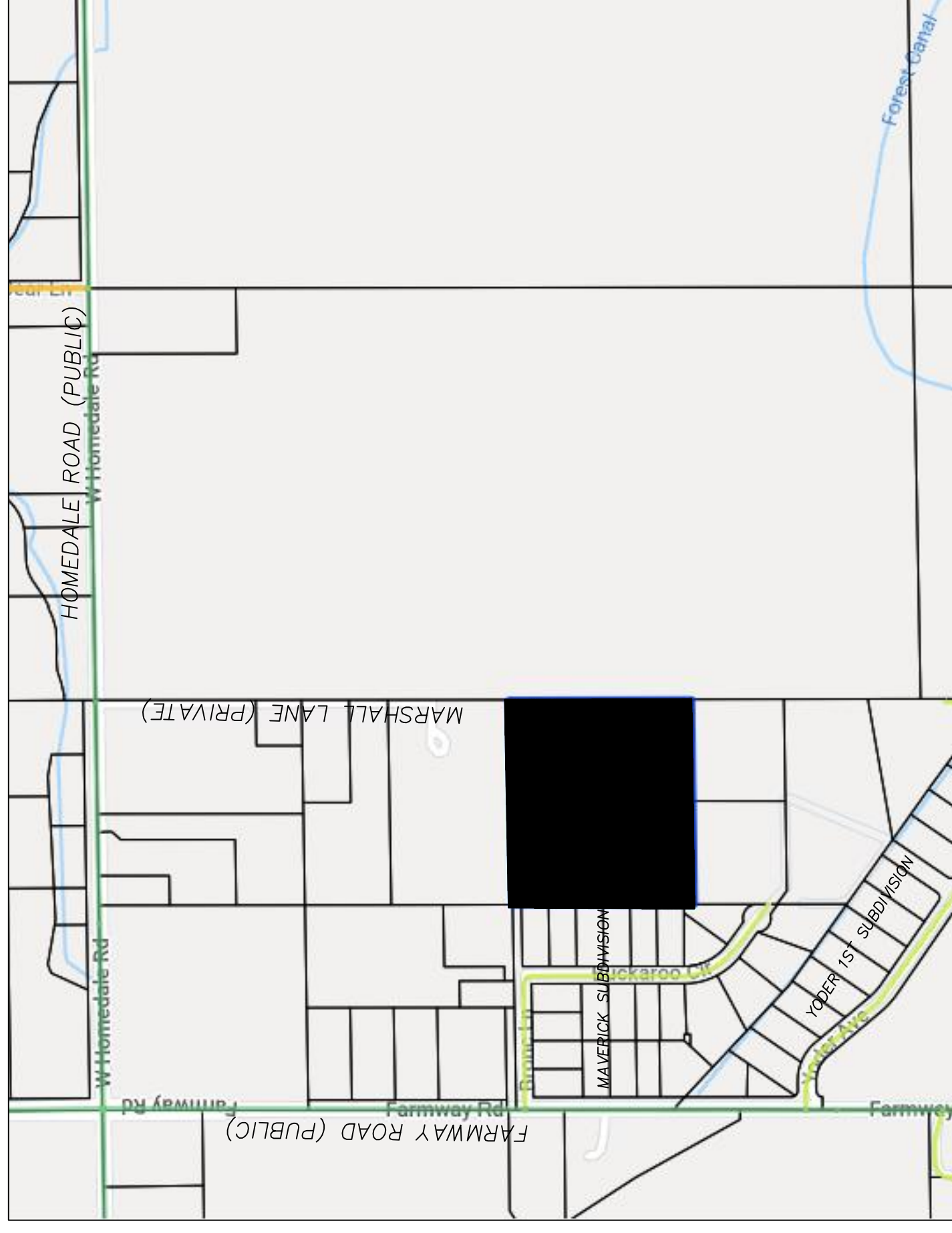
**Receipt Balance:** \$0.00



# THE LANDING SPOT SUBDIVISION

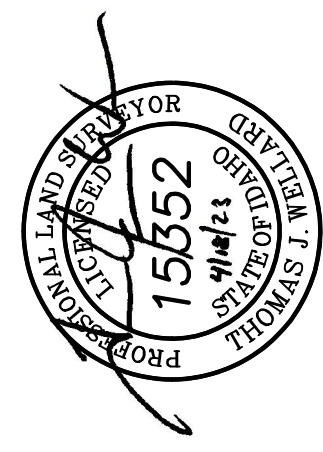
A PORTION OF THE SW 1/4 NW 1/4 OF SECTION 9,  
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2023

VICINITY MAP  
Scale: 1" = 400'



- NOTES:**
- This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or and appurtenance to it."
  - Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
  - Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
  - This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots are subject to assessments from the Wilder Irrigation District. The development proposes a pressurized irrigation system. Irrigation is provided via a buried irrigation line along the East and North boundaries.
  - The subject property is currently zoned AG(AGRICULTURAL).
  - The development is 8.973 acres.
  - This development consists of 3 residential lots.
  - Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
  - Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
  - No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
  - UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:  
10 FEET ALONG SUBDIVISION BOUNDARY, 5 FEET ON EACH SIDE OF INTERIOR LOT LINES  
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

**Surveyor's Narrative:**  
This survey was performed at the request of Jeremy Eells to subdivide the property described in the reference deed to create additional building lots. The survey was performed on the ground and the plat was prepared and filed as shown. The boundary was held as previously established in Record of Survey Inst. No. 9924598. The basis of bearing and elevations for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. Elevations are NAVD88 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.



**REVISIONS**

4	4/18/23 Add access easement
3	amend subdivision line
2	Comments
1	12/31/22 Address County

Drawn By: ZCL  
Date: March 29, 2022  
Surveyed By: ZCL  
Job No. FE2422

**Skinner Land Survey**  
17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208) 454-0933  
WWW.SKINNERLANDSURVEY.COM  
surveys@skinnerlandsurvey.com

**DEVELOPER:**  
JEREMY EELLS  
16697 Marshall Ln  
Caldwell, Idaho 83607  
208-880-1966