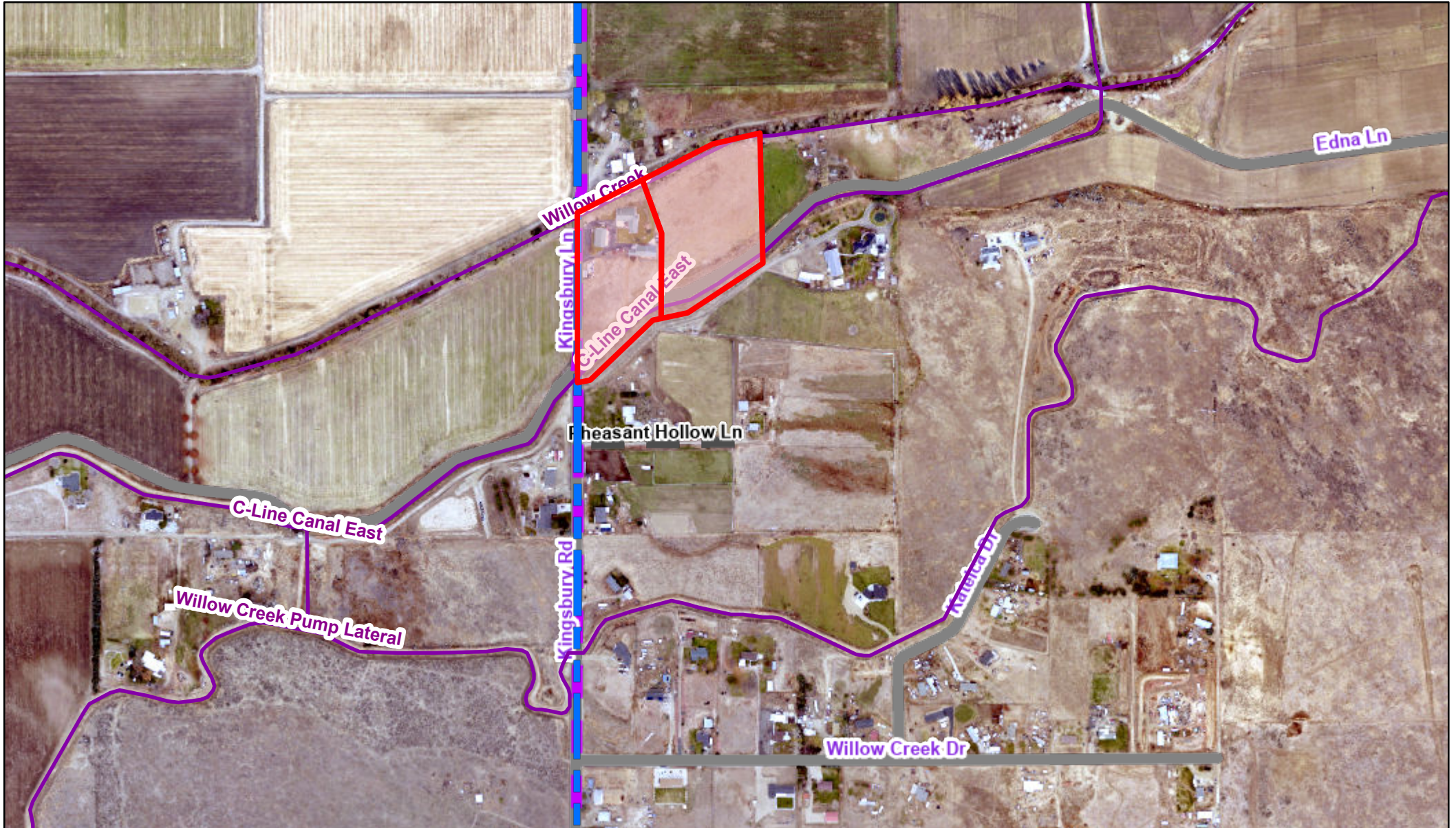
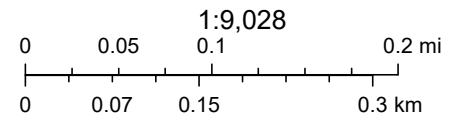


Canyon County, ID Web Map



5/1/2023, 9:43:07 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- CC_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2



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

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Chris & Mary Jagers Avery Family Trust
	MAILING ADDRESS: 25744 Kingsbury Ln. Middleton, ID 83644 250 Vali Hi Rd. Eagle, ID 83616
	PHONE: 208-850-8390 EMAIL: cjagers.classics@gmail.com

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: *Chris & Mary Jagers*

Date: _____

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Keri K. Smith
	COMPANY NAME: Treasure Valley Planning, LLC
	MAILING ADDRESS: 17741 Linden Ln. Caldwell ID 83607
	PHONE: 208.960.4811 EMAIL: kerikay@hotmail.com

SITE INFO	STREET ADDRESS: 25744 Kingsbury Ln. Middleton, ID 83644
	PARCEL #: R37468012A1 & R37468012A LOT SIZE/AREA: 4.997 & 5.973
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: NW SECTION: 26 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO): Yes, Zone A

HEARING LEVEL APPS	<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 type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input checked="" type="checkbox"/> FINAL PLAT SUBDIVISION

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

CASE NUMBER: PZ 2023-0003

DATE RECEIVED: 4-28-23

DA \$450

RECEIVED BY: S. Hammond

APPLICATION FEE: 950.00 MO CC CASH

UPDATE 8/1/23

LAND USE 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



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: _____
 How many Individual Domestic Wells are proposed? 1 existing, 1 new

- 2. SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- Surface Irrigation Well None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- Pressurized Gravity

5. ACCESS:

- Frontage Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

- Public Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

- Retained on site Swales Ponds Borrow Ditches

Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Willow Creek

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 2 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION: n/a

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE X _____

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

4. WILL YOU HAVE A SIGN? Yes No Lighted Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

- Zoning **Map** Amendment (Rezone)
 - Rezone (No conditions; CCZO §07-06-05)
 - Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed (See attached application)
 - Letter of Intent:
 - **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
 - Is the request generally consistent with the comprehensive plan?
 - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Is the request compatible with surrounding land uses?
 - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
 - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
 - Does legal access to the subject property for the request exist or will it exist at the time of development?
 - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
 - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
 - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
 - Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
 - Land Use Worksheet (map amendment only) – See attached worksheet
 - Draft of proposed ordinance change (text amendment only)
 - Deed or evidence of property interest to subject property
 - \$950 Rezone or \$1,400 for a Conditional Rezone
 - \$2800 Text Amendment
- (Fees are non-refundable)

✓ Agencies

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____

Handwritten signature: Mary Jaggars
Handwritten signature: [unclear] in Behalf of Owner [unclear]

Handwritten initials: X/O
Handwritten date: 8/1/23

Combined Application Request

April 28, 2023

Canyon County Development Services
111 North 11th Avenue #140
Caldwell, ID 83605

Re: Combined Application Request Rezone, Preliminary and Final Plat Applications for Parcel
#R37468012A & R37468012A1

07-01-11: COMBINING APPLICATIONS:

Pursuant to Idaho Code section 67-6522, the board or commission may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)

In accordance with the application requirements, this is a letter of intent to officially request a combined application process and fee for a rezone and subdivision of private property also known as Bow-Tie Estates Subdivision.

The full amount of fees per the adopted fee schedule are included with the application, but if the application is noticed jointly the County should have reduced costs in noticing, staff time and actual hearings being conducted. Thus, the request to officially consider them as a joint application and to reduce the fees be a fair percentage of work to be completed. If you need any additional information, I am happy to develop or provide upon request.

Thank you for this consideration.



Keri Smith
Treasure Valley Planning

Letter of Intent

April 14, 2023

Canyon County Development Services
111 North 11th Avenue #140
Caldwell, ID 83605

Re: Rezone, Preliminary and Final Plat Applications for Parcel #R37468012A & R37468012A1

In accordance with the application requirements, this is a letter of intent for a rezone and subdivision of private property. Specifically, from Agriculture to Rural-Residential. The subdivision includes two residential lots; lot one with an existing home and outbuildings of approximately 5-acres and lot two, a new buildable rural residential lot of approx. 6-acres.

Existing Zoning: "A" Agriculture

Existing Use: Rural Residential (RR)

2030 Future Land Use Map: Ag (which supports Rural-Residential)

Floodplain: Zone A (a completed flood study with Base Flood Elevation Data is attached)

Star City Impact Area: received email of support and preliminary waiver of subdivision improvements.

The property borders Willow Creek on the northern property boundary and is located within a mapped special flood hazard area, zone A. A flood study to determine BFE was required before any further development can be considered. Ackerman-Estvold has completed the required study and established a BFE (the study is included with the application for review).

There has been no opposition from our neighbors within the required 600ft for the proposed development. The area around the subject property has been in transition since the 70's. There are a number of platted subdivisions and parcel splits that are approx. 5 acres and zoned RR around us. The parcel is not viable for commercial farming, but is viable for hobby farming and self-sustaining ownership.

A notice to neighbors was sent to the required notification area on February 13, 2023. The meeting was held on February 22, 2023 and no issues were reported. A neighborhood meeting was also held for the original application request on April 25, 2022 and there was no opposition to the proposed 2 lots.

We thank you for the review of our submitted applications. And we look forward to a favorable outcome.

Keri Smith



Owner/Principal

Treasure Valley Planning, LLC

Hearing Criteria for a Conditional Rezone (07-06-07(6)A):

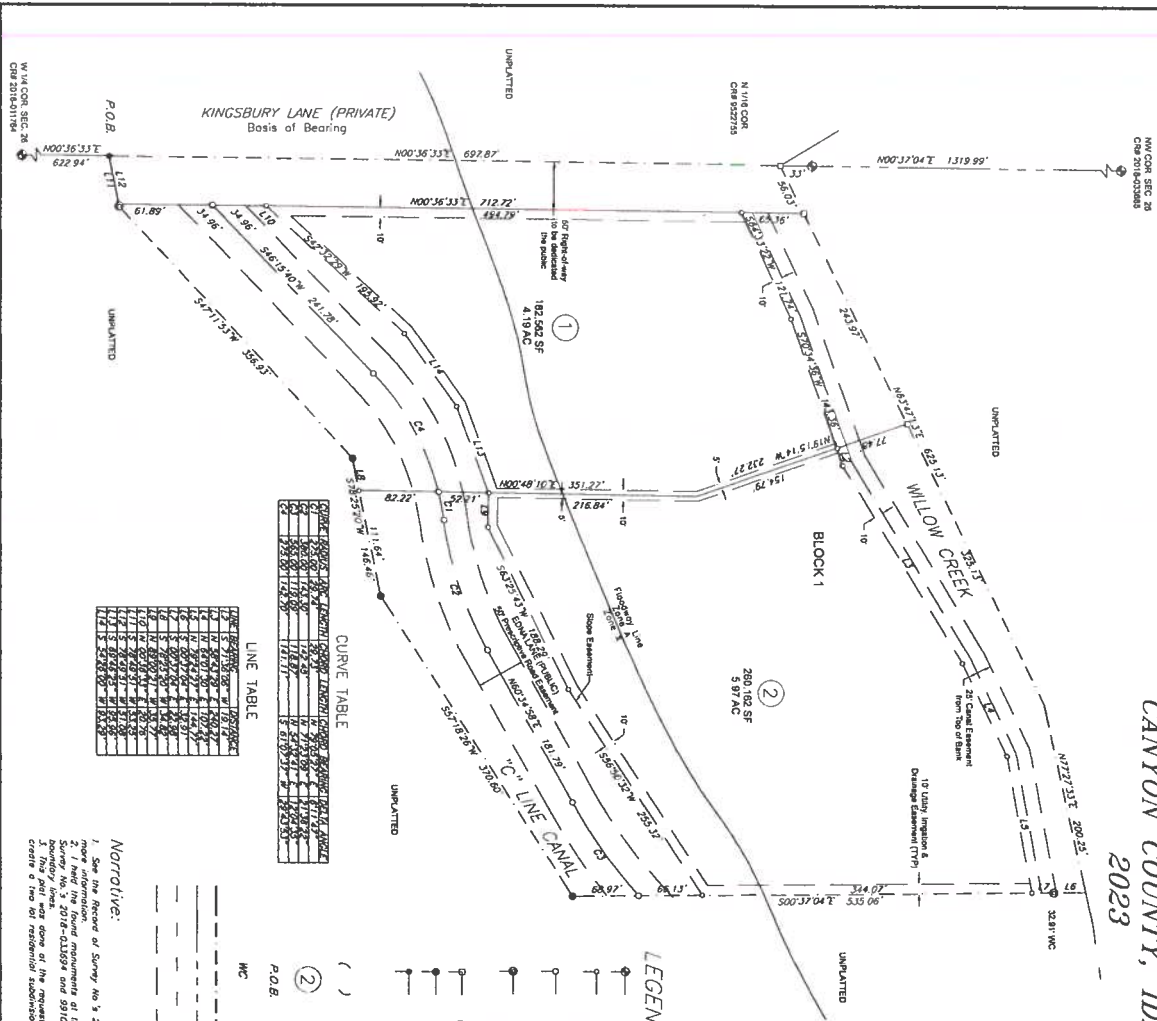
- A. Is the proposed zone change generally consistent with the comprehensive plan;
Yes. The proposed conditional rezone is consistent with many policies and goals within the 2030 Comprehensive Plan. The future land use map designates the property as "Agriculture" which is compatible with the proposed request. This request is also compatible with the City of Star's land use being low density residential.
- B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;
Yes. All land south and east and are consistent or more dense than the requested zone change. If this land was zoned appropriate to the lot sizes, they would be zoned RR. RR is a good transition, especially 5+ acre size lots, to the larger agriculture uses to the north of the subject property (which range from 9-20 acres approximately).
- C. Is the proposed zoning map amendment compatible with surrounding land uses;
Yes. The surrounding area is primarily zoned agricultural and rural-residential but is primarily used as rural-residential to the south and east of the subject property. Also refer back to the answer for B. above. The 2030 future land use designation is "Agriculture", but Rural-Residential Zoning is an appropriate/allowed use in this designated area. The land to the west of the subject property is approximately 141 acres and the property owner already co-exists with the farming operations. Other similar development has already encroached on this existing farm at the center of similar rural residential developments.
- D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
The proposed zoning amendment to Rural Residential is consistent with two similar rezone requests within 2,000 feet of the subject property to Rural-Residential and the parcels immediately south of the subject property area also rural in nature with average lot sizes of 5 acres and below. Within approximately 1,000 feet there are over 30 lots with less than 2 acre lots. The 8 parcels immediately south range from 5 to 8 acre parcels. Thus, the request for 2 lots of equal size is consistent with the immediate character of the area and makes a great transition to the larger parcels to the north and west of the subject property. No measures to mitigate impacts are necessary and the neighbors were all supportive of the request because it would not negatively affect the existing character of the area.
- E. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed zoning map amendment:
Yes, adequate facilities and services are available to accommodate the requested use. City services are not available to the property. Future development will require domestic wells and septic systems. The site is not located within a nitrate priority area. The Jagger's, owner of Lot 2 worked with Southwest District Health and has been approved for an additional septic system, permit # :013838, dated 12-27-22.

The delivery of irrigation water is through the use of historic irrigation and will remain unchanged. The subject property has 5-acres of irrigation water rights. The irrigation water has never been used to water existing grass and scrubs surrounding the home. The home and 5-acres, *lot 1*, will not retain any irrigation water rights. The irrigation pump and power source are located on *lot 2*. After a discussion with Black Canyon Irrigation District, it's the Jagger's understanding that the lot size must be 5-acres or larger to retain water rights. *Lot 2* is approx. 6-acres and will retain the 5-acres of water rights.

Power and necessary utilities are available to the site.

- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;
Yes. Lot one, via frontage onto Edna Lane via Kingsbury Ln (private). Lot 2, has frontage along Edna Lane, and at the time of building permit, a new access permit for an approach onto Edna Lane will be applied for.
- G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts;
No public street improvements are required. Canyon Highway District #4 (CHD) is requiring public right of way dedication for Kingsbury Lane in accordance with the Functional Classification Map and this will be complied with.
- H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)
A two lot subdivision, with one existing residence will not impact essential public services and facilities. All affected agencies will be notified and have an opportunity to respond as part of this application. Any concerns will be considered carefully, but we do not anticipate any.

FINAL PLAN
BOW-TIE ESTATES SUBDIVISION
 PART OF THE W 1/2 OF THE NW 1/4 OF
 SECTION 26, T. 5 N., R. 2 W., B.M.
 CANYON COUNTY, IDAHO
 2023



CURVE TABLE

CHORD BEARING	CHORD DISTANCE	CURVE BEARING	CURVE DISTANCE	ARC BEARING	ARC DISTANCE
N 127° 31' E	200.31'	S 22° 18' W	115.79'	127° 31'	115.79'
S 51° 22' W	164.81'	S 89° 57' W	164.81'	127° 31'	115.79'
S 89° 57' W	164.81'	S 51° 22' W	164.81'	127° 31'	115.79'

LINE TABLE

LINE NO.	START	END	BEARING	DISTANCE
1	11.5	11.5	N 127° 31' E	200.31
2	11.5	11.5	S 22° 18' W	115.79
3	11.5	11.5	S 51° 22' W	164.81
4	11.5	11.5	S 89° 57' W	164.81
5	11.5	11.5	S 51° 22' W	164.81
6	11.5	11.5	S 22° 18' W	115.79
7	11.5	11.5	N 127° 31' E	200.31

LEGEND

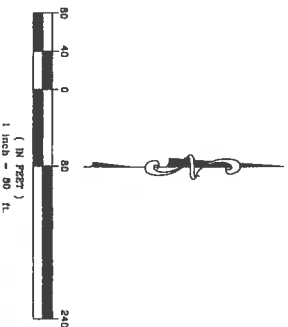
- () Record Distance
- ② Lot Number
- P.O.B. Point of Beginning
- WC Witness Corner
- Boundary Line
- - - Section Line
- - - Property Line
- - - Easement Line
- Found Brass Cap
- Set 1/2" rebar with plastic cap labeled PLS 12220
- Set 5/8" rebar with plastic cap labeled PLS 12220
- Found 1/2" rebar, replaced with a 5/8" rebar, labeled with a 5/8" rebar, PLS 12220
- Calculated Point
- Found 5/8" rebar, Set cap.
- Found 1/2" rebar.

NOTICE:

1. See the Record of Survey No. 3 2018-013894 and 8910253 for more information.
 2. The boundary lines are shown on the Record of Survey No. 3 2018-013894 and 8910253 to establish the overall boundary lines.
 3. The boundary lines shown on this plat are based on the overall boundary lines.
 4. The boundary lines shown on this plat are based on the overall boundary lines.

NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ASSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAN.
- THIS DEVELOPMENT REQUIRES SECTION 22-4903 OF THE IDAHO CODE RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR AGRICULTURAL USE SHALL BE CONSIDERED TO BE AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NECESSARY AT THE TIME IT BEGAN TO OPERATE AND THE OPERATION IS NOT AN AGRICULTURAL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- IRRIGATION WATER SHALL BE PROVIDED TO EACH LOT THROUGH A REGISTERED IRRIGATION SYSTEM, OWNED AND MAINTAINED BY THE BOW-TIE SUBDIVISION HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE BOARD CODE SECTION 22-4903 OF THE IDAHO CODE. ALL LOTS SHALL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
- ALL NEAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL HAVE A EASEMENT UNLESS SHOWN OTHERWISE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- ALL LOTS WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
- ALL LOTS WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
- STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL STORM DRAINAGE FACILITIES INCLUDING ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
- NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND OR ANY DISTRICT STORM WATER DRAINAGE DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.
- NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
- A PORTION OF THE PROPERTY IS WITHIN THE TOWNE A FLOODPLAIN PER PANEL NUMBER 1602202325F DATED 5/24/2011.



OWNER/DEVELOPER:
 CHRIS AND NARA JAGGERS
 MIDDLETON, ID. 83844

AGENT/REALTOR:
 AVERT EMMY REALTOR, TRUST
 23744 MINNESOTA LN
 MIDDLETON, ID 83644

BOOK PAGE

EAGLE LAND SURVEYING, LLC
 108 8th Ave. SE, Suite D, Aberdeen, WA 98502
 (206) 835-1234
 www.eagleland.com

REVISION DATE:

DATE	BY	PROJECT	DATE	OF
6-01-23	DAVID L. ANDERSON	23-074	1	3
6-01-23	DAVID L. ANDERSON	23-074	1	3

SHEET 3

**Notice of Neighborhood Meeting
Pre-application requirements for a Public Hearing**

February 13, 2023

Dear Neighbor,

We are in the process of submitting an application to Canyon County Development Services. One of the requirements prior to submitting the application is to hold a "neighbor meeting" and provide information to our surrounding neighbors.

This meeting is for informational purposes and to receive feedback from you. This is not a public hearing. Once our application has been submitted and processed, a public hearing date will be scheduled.

Place: 25744 Kingsbury Lane, Middleton Id 83644

Time: 7 PM

Date: Wednesday February 22, 2023

We are asking for a rezone from AG to RR, Rural Residential. Intended use is for one house and out building on approx. 5.97 acres. Proposed access to property would be on Edna Road. The current home with approx. 5 acres will remain unchanged.

This is a pre-application requirement and Canyon County currently has no information on this project. If you have any question please contact **Chris @208-850-8390** or email **cjaggers.classics@gmail.com**

In advance we would like to thank you for your time.

Sincerely,
Chris and Mary Jagers

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.asp Phone 208-454-7458 Fax 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE 507-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address:	Parcel Number: R37468012A1
City: Middleton, ID 83644	State: ID ZIP Code: 83644
Notices Mailed Date: 2-13-2023	Number of Acres: Current Zoning: AG
Description of the Request: Submitting a conditional rezone application that would rezone to RR. Proposed to develop 5.94 acres, 1 home & out building	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Chris or Mary Jagers
Company Name:
Current address: 25744 Kingsbury Ln
City: Middleton, ID State: ID ZIP Code: 83644
Phone: 208-850-8390 Cell: Fax:
Email: cjagers.classics@gmail.com

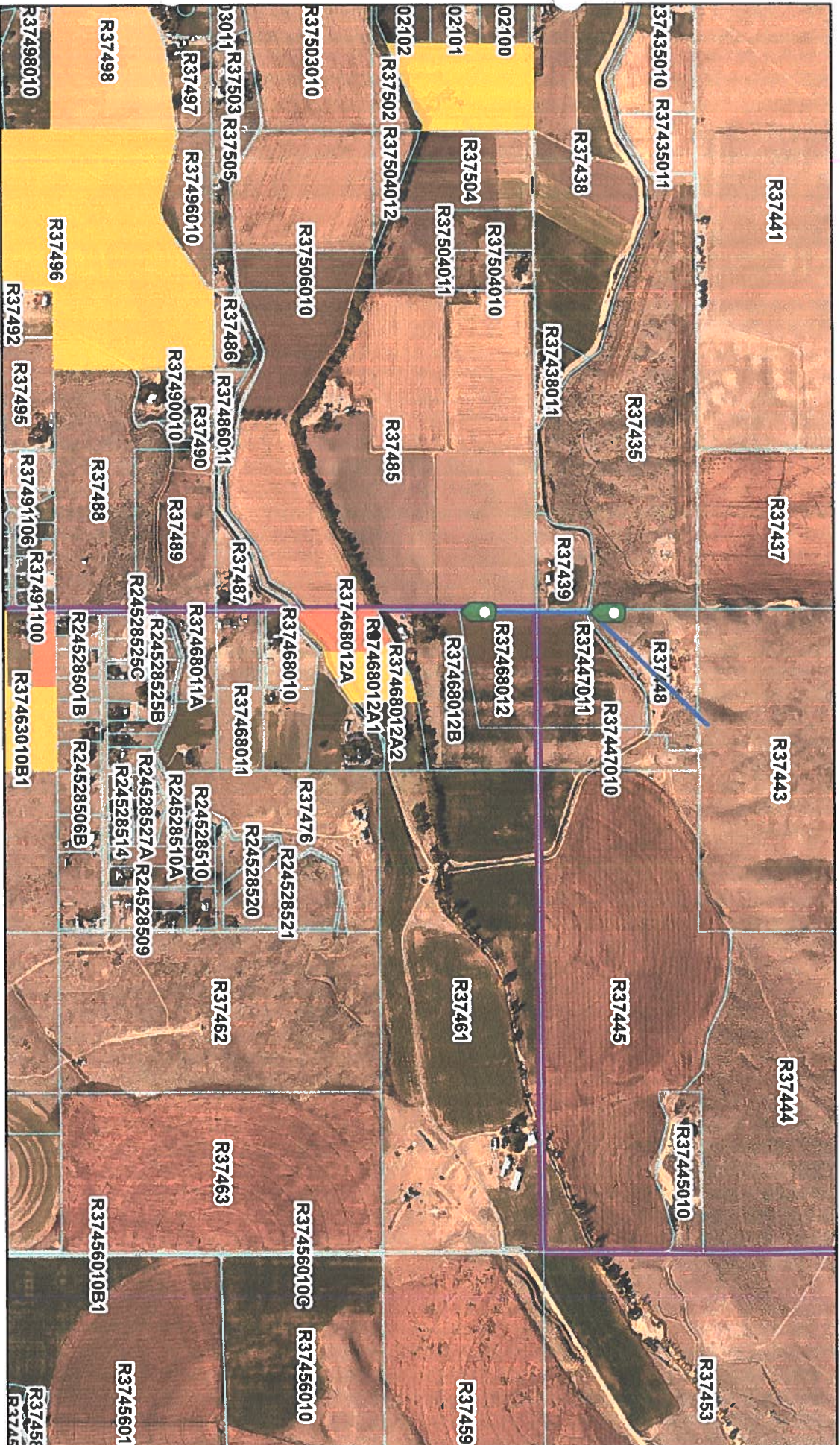
MEETING INFORMATION

DATE OF MEETING: 2-22-2023	MEETING LOCATION: 25744 Kingsbury Ln
MEETING START TIME: 7:00 PM	MEETING END TIME: 7:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Preston Avery	<i>[Signature]</i>	25774 Kingsbury RD
2. Jason Wood	<i>[Signature]</i>	25612 Kingsbury RD.
3. JOE SPALLI	<i>[Signature]</i>	25566 Kingsbury Rd
4. Martha Stubbs	<i>[Signature]</i>	25501 Kingsbury Rd
5. Robert Walker	<i>[Signature]</i>	25512 Kingsbury Rd
6. Lalanga Bacon	<i>[Signature]</i>	7560 Edna Ln. 1
7.		
8.		
9.		

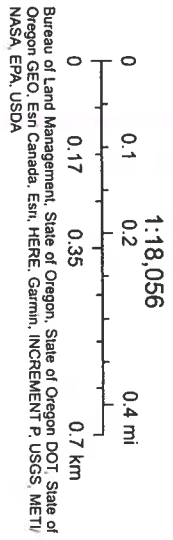
Planning & Zoning Applications



4/14/2023, 10:02:13 AM

DSD_PLANNING_ZONING_APP_TRACKER

- CanyonCountyRoads
- Impact Areas
- CanyonCountyBoundary
- Imagery_2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Plat
- Rezone
- Conditional Rezone





See Attachments

AGENCY ACKNOWLEDGMENT

Date: _____
 Applicant: _____
 Parcel Number: _____
 Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.
 Date: 4/19/23 Signed: Email
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for official review. District: _____
 Date: 4/20/23 Signed: Email
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for official review. District: _____
 Date: 4/5/23 Signed: Email
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for official review. District: _____
 Date: 4/25/23 Signed: Email
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact:

Applicant submitted/met for official review. City: _____
 Date: 3/9/23 Signed: Email
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff

From: Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>
Sent: Wednesday, April 19, 2023 3:30 PM
To: 'Keri Smith' <kerikay@hotmail.com>
Cc: Anthony Lee <Anthony.Lee@phd3.idaho.gov>
Subject: RE: Jagger's Rezone and Subdivision application

Keri,

I reviewed the Jagger's Rezone and Subdivision application. SWDH will require the applicant to complete the Subdivision Engineering Review (SER). This process can be started by contacting Anthony Lee and scheduling a pre-development meeting. During this meeting Anthony will review the requirements with needed to lift sanitary restrictions or gain approval of IDAPA 58.01.03.

Thank you,
Mitch

Check out our new online self-service portal here! [PORTAL](#)



Mitch Kiester, MPH, CPM, REHS/RS | Program Manager | Southwest District Health
13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5321 | cell: 208.580.3953
Mitch.Kiester@phd3.idaho.gov | *Healthier Together* | www.swdh.org



From: Keri Smith <kerikay@hotmail.com>
Sent: Wednesday, April 19, 2023 12:03 PM
To: Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>
Subject: Jagger's Rezone and Subdivision application

Hi Mitch! I hope all is well for you. I know how busy you guys must be still.

I am helping Chris and Mary Jagger's with a rezone of land to Rural Residential and a subdivision into two lots. I've attached information for your review. Please let me know if you have any questions or need anything else. All I need from you is an acknowledgement of the application, but information about water rights and transfers would be helpful. If there is anything else that we should consider as part of this rezone and land division we are also happy to hear that ahead of time as well so we are prepared for the hearing.

Can you let me know you received this email and a possible timeframe for a response? It's important because we thought we were ready to submit our application to the County, but found out that they needed this acknowledgment from applicable agencies prior to application submittal (new process).

Keri Smith
Treasure Valley Planning

MIDDLETON RURAL FIRE DISTRICT




STAR FIRE PROTECTION DISTRICT

FIRE DISTRICT AGENCY ACKNOWLEDGMENT

DATE: April 26, 2023

FIRE DISTRICT: Middleton Rural Fire District

FIRE CODE OFFICIAL: Victor Islas, Deputy Chief 

PROJECT: Jagger Rezone and Subdivision Application

APPLICANT: Treasure Valley Planning – Kari Smith kerikay@hotmail.com

The pre-application meeting is held before planning and zoning hearings and or before building permit review process begins. It allows the applicant to discuss their proposed project with the local building department and receive guidance on the permit application process, zoning regulations, and other requirements. However, a pre-application meeting does not replace the official review provided by the fire district.

The applicant has been in contact with the Middleton Rural Fire District Fire Code Official and has set up a pre-application meeting that will be held on *Thursday, May 4, 2023, at 9:00 am*. A copy of the pre-application meeting notes will be provided to the applicant. It shall be the responsibility of the applicant to provide a copy to Canyon County Planning and Zoning.

From: Lenny Riccio <LRiccio@canyonhd4.org>
Sent: Wednesday, April 5, 2023 2:08 PM
To: Keri Smith <kerikay@hotmail.com>
Cc: Chris Hopper <CHopper@canyonhd4.org>
Subject: Re: Subdivision

Keri,

Showing Edna Lane with a 50' prescriptive easement plus slope easement as shown in the preliminary and final plat is fine. On the final plat for the slope easement call out, please add a reference to a note. Said note should include beneficiaries of the slope easement. Jeremy can consider using the language from Ryken Meadows.

1.3. LOTS FRONTING FOOTHILL ROAD ARE SUBJECT TO A ROADWAY SLOPE EASEMENT FOR THE ROAD RIGHT-OF-WAY, IN FAVOR OF CANYON HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE ROADWAY SHOWN HEREON.

Kingsbury ROW dedication still applies.

It appears Parcel 1's fence encroaches within the slope easement and roadway easement. Please add callout on preliminary plat to relocate that fence.

Additional comments may be made at time of formal review.

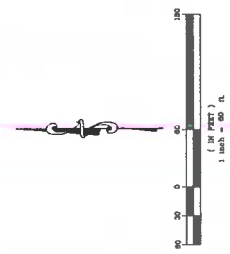
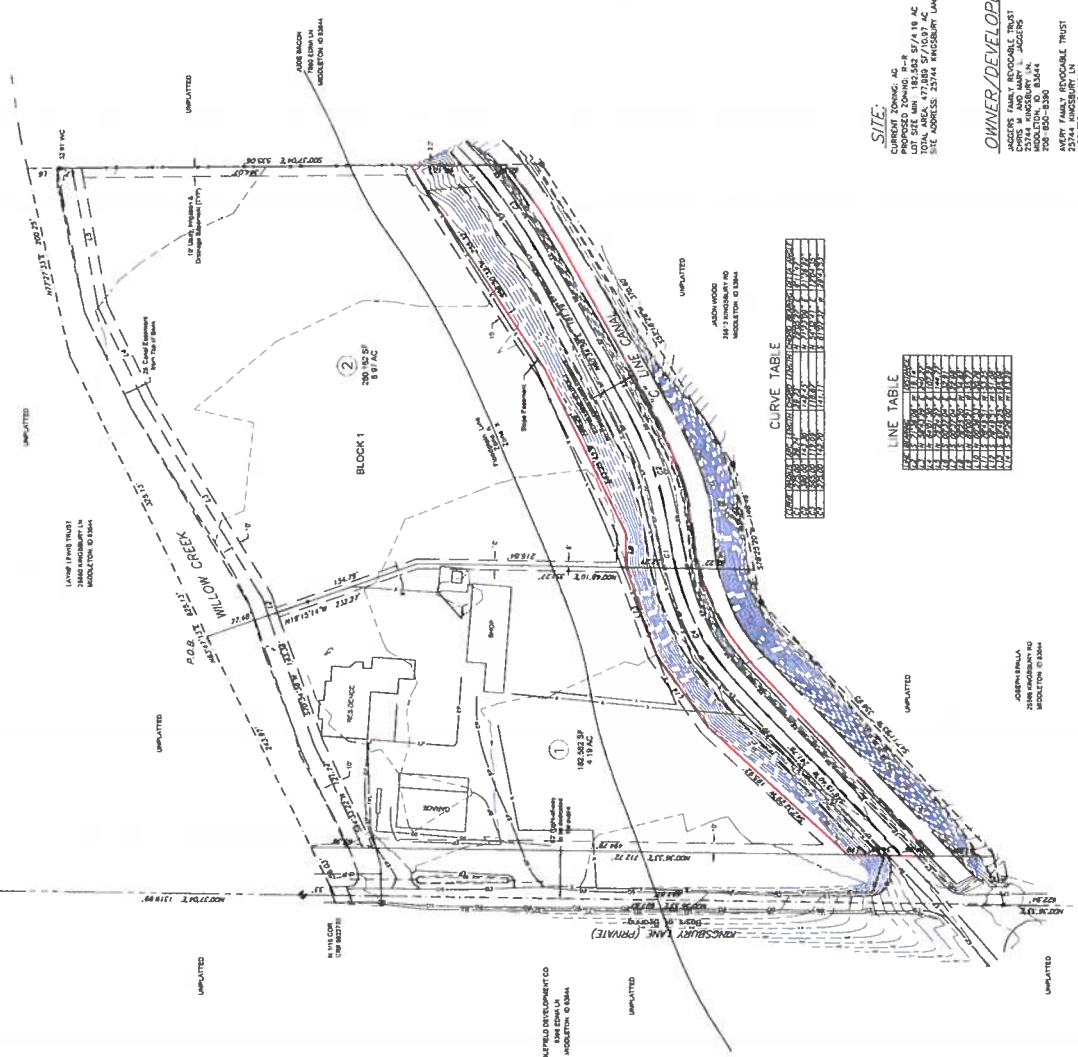
Regards,

Lenny Riccio, P.E.
Transportation Planner
Assistant District Engineer
Canyon Highway District No. 4
canyonhd4.org
15435 Hwy 44
Caldwell, ID 83607
Phone: (208) 454-8135
Fax: (208) 454-2008

**PRELIMINARY PLAT OF
BOW-TIE ESTATES SUBDIVISION
PART OF THE W 1/2 OF THE NW 1/4 OF
SECTION 26, T. 5 N., R. 2 W., B.M.
CANYON COUNTY, IDAHO
2023**



- LEGEND**
- Found Bore Cap
 - Found 3/8" rebar
 - Found 1/2" rebar
 - Record Distance
 - Lot Number
 - P.O.B. Point of Beginning
 - MC Witness Corner
 - Boundary Line
 - Section Line
 - Lot Line
 - Common Line
 - Common Line
 - Existing Face Line
 - Existing Easement Line
 - Existing Easement Line
 - Existing Edge of River
 - Existing Edge of Canal
 - Existing Septic Line
 - Existing Top of Bank
 - Existing Edge of Water



NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF SUBMITTAL OF A FINAL PLAT. AS SPECIFICALLY APPLIED AND/OR RECORDED, OR AS SHOWN ON THIS PLAT.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-403 OF THE IDAHO CODE, RIGHT OF FIRST REFUSAL, WHICH PROVIDES THAT THE SUBDIVISION DEVELOPER SHALL HAVE THE FIRST REFUSAL RIGHTS TO PURCHASE ANY UNDEVELOPED LOTS OF THE SUBDIVISION. THE SUBDIVISION DEVELOPER SHALL HAVE THE FIRST REFUSAL RIGHTS TO PURCHASE ANY UNDEVELOPED LOTS OF THE SUBDIVISION. THE SUBDIVISION DEVELOPER SHALL HAVE THE FIRST REFUSAL RIGHTS TO PURCHASE ANY UNDEVELOPED LOTS OF THE SUBDIVISION. THE SUBDIVISION DEVELOPER SHALL HAVE THE FIRST REFUSAL RIGHTS TO PURCHASE ANY UNDEVELOPED LOTS OF THE SUBDIVISION.
3. ALL BEAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT.
4. ALL LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT.
5. ALL BEAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT.
6. LOTS WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
7. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OF PROPERTY OWNERS ON WHICH THE LOTS ARE ADJACENT. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN AND OPERATE ALL STORM DRAINAGE FACILITIES INCLUDING ALL MAINTENANCE AND REPAIRS.
8. LOTS WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
9. A PORTION OF THIS PROPERTY IS LOCATED IN THE "ZONE A" FLOODPLAIN PER FLOOD NUMBER 1507070P DATED 3/4/2011.

SURVEYOR'S CERTIFICATE
I, JENNIFER B. BRYANT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



OWNER/DEVELOPER:
JAGGERS FAMILY REVOCABLE TRUST
22714 WINDSORWAY LN
JAGGERS
7201 820-3300

AGENT:
JAGGERS FAMILY REVOCABLE TRUST
22714 WINDSORWAY LN
JAGGERS
7201 820-3300

LAND SURVEYOR:
JENNIFER B. BRYANT
105 W. MAIN ST. SUITE D
7201 820-3300

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+100.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+200.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+300.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+400.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+500.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+600.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+700.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+800.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+900.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
2+000.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00

LINE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+100.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+200.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+300.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
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1+500.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
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1+800.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
1+900.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00
2+000.00	S 89° 58' 12" W	100.00	171° 56' 24"	100.00

PRELIMINARY PLAT
BOW-TIE ESTATES SUB

SEC. 26, T. 5 N., R. 2 W., B.M.

REVISION	DATE	BY	DESCRIPTION
1	3-17-23	JBB	PRELIMINARY PLAT
2	3-17-23	JBB	REVISIONS
3	3-17-23	JBB	REVISIONS
4	3-17-23	JBB	REVISIONS
5	3-17-23	JBB	REVISIONS
6	3-17-23	JBB	REVISIONS
7	3-17-23	JBB	REVISIONS
8	3-17-23	JBB	REVISIONS
9	3-17-23	JBB	REVISIONS
10	3-17-23	JBB	REVISIONS

kerikay@hotmail.com

From: Black Canyon Irrigation <bcid@blackcanyonirrigation.com>
Sent: Tuesday, April 25, 2023 1:34 PM
To: Keri Smith
Subject: BCID - Plot Verification
Attachments: Plot Verification - 2023-04-25T125245.681.pdf; Plot Verification - 2023-04-25T125126.206.pdf; scanner_20230425_125312.pdf; scanner_20230425_125236.pdf

Hello Keri,

I had Carl send me the information to better assist you. From what I could gather with speaking to Carl, it sounds like you would not need to go through the review process since it's only regarding the 2 lots and our minimum is a 3-lot split. I have attached the plot verifications for the Jagger's property and the Avery property along with our plat book drawings when we initially split the property. Jagger's did request that the Avery property only be allocated 1 irrigable acre which was approved in our Feb. board meeting earlier this year. By doing this perm. water transfer, the Jagger's did an in-house reclassification of the land that they were keeping. This is reflected on the plat book drawings that we have in our office. Please let me know if you need anything else.

Thank You

Cheyenne Fernlund
Black Canyon Irrigation District
P.O. Box 226
Notus, ID 83656
Phone (208)459-4141 ext. 5

Black Canyon Irrigation District

P.O. Box 226, Notus, Idaho 83656

Phone: 208-459-4141 FAX: 208-459-3428

Plot Verification Form

Attention: Keri Smith
By: Cheyenne 4/25/2023

File: _____
Amount Good Thru: 6/20/2023

It is the responsibility of the sellers and buyers to verify water rights with the district.

Splits of parcels with water rights will be determined upon receiving recorded documents pertaining to this parcel. Assessments must be paid in full prior to parcel splits.

.....

Plot #	<u>0239-002-08</u>	Total Amount Due:	<u>\$191.00</u>
Customer #:	<u>01253</u>	Total Irrigable Acres:	<u>4.000</u>
Customer Name:	<u>Jaggers, Chris M. & Mary L.</u>		
Legal Description:	<u>26-5-2, PART NW1/4</u>		
Comments:	_____		

.....

Billing Rates for: UNIT #2	
● Spring Assessment (February):	<u>\$35.25/ per acre</u> + Account Fee: <u>\$50.00</u>
● Fall Assessment (October):	<u>\$30.50/ per acre</u> + Account Fee: <u>\$50.00</u>
● Spring Billing - Delinquent June 20th With 2% Penalty	
● Fall Billing - Delinquent December 20th With 2% Penalty	
● 1% Interest Added the 20th of Each Month on Past Due Assessments	

Parcels in combination over 40 irrigable acres are subject to the Reclamation Reform Act 1982. Forms need to be filed with the District office to avoid fines with the Bureau of Reclamation.

Black Canyon Irrigation District

P.O. Box 226, Notus, Idaho 83656

Phone: 208-459-4141 FAX: 208-459-3428

Plot Verification Form

Attention: Keri Smith
By: Cheyenne 4/25/2023

File: _____
Amount Good Thru: 10/15/2023

It is the responsibility of the sellers and buyers to verify water rights with the district.

Splits of parcels with water rights will be determined upon receiving recorded documents pertaining to this parcel. Assessments must be paid in full prior to parcel splits.

.....

Plot #	<u>0239-002-09</u>	Total Amount Due:	<u>\$0.00</u>
Customer #:	<u>06112</u>	Total Irrigable Acres:	<u>1.000</u>
Customer Name:	<u>Avery Family Revocable Trust, The</u>		
Legal Description:	<u>26-5-2, PART of W1/4NW1/4</u>		
Comments:	_____ _____		

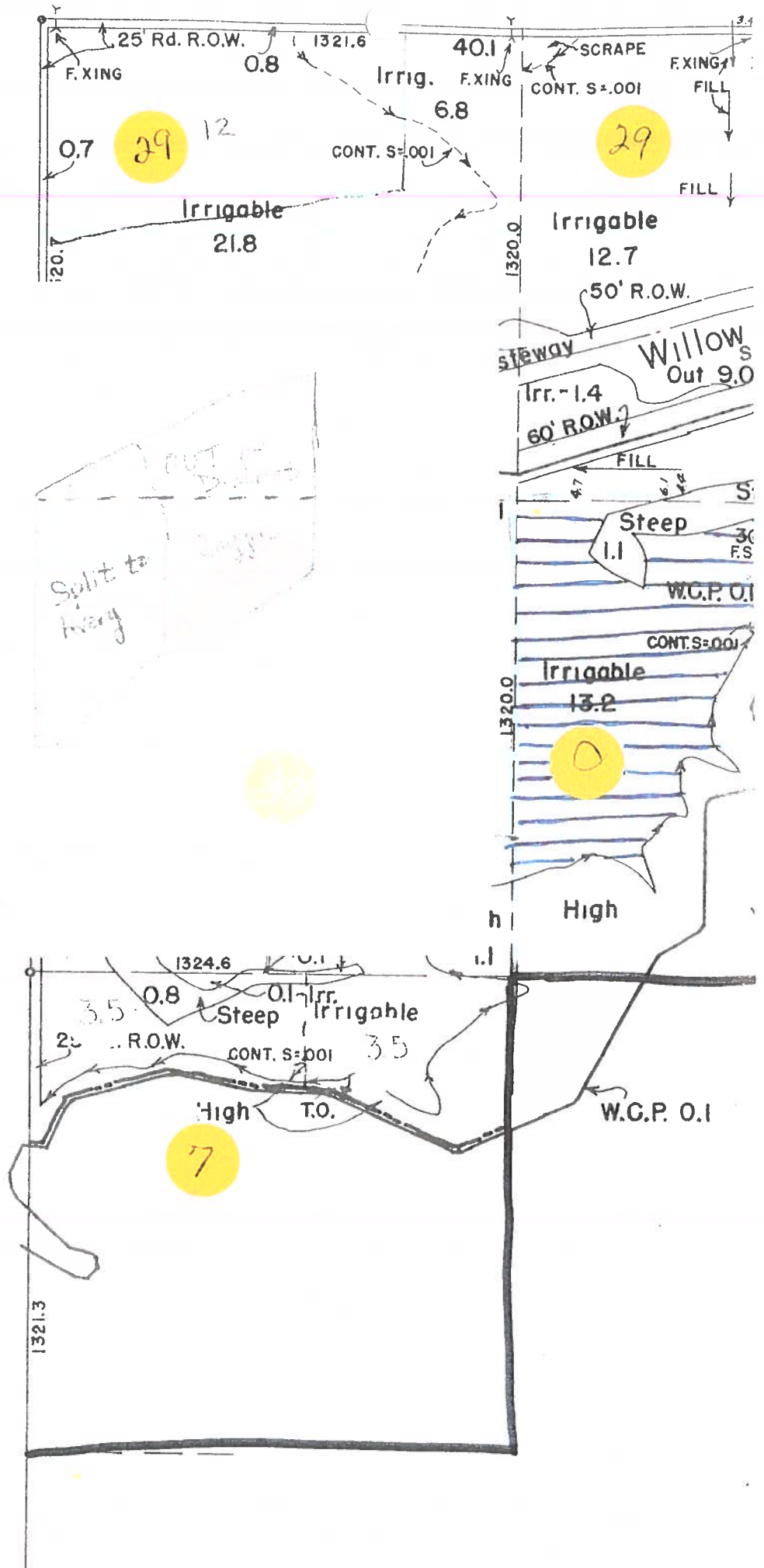
.....

Billing Rates for: UNIT #2	
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● Spring Billing - Delinquent June 20th With 2% Penalty	
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● 1% Interest Added the 20th of Each Month on Past Due Assessments	

Parcels in combination over 40 irrigable acres are subject to the Reclamation Reform Act 1982. Forms need to be filed with the District office to avoid fines with the Bureau of Reclamation.

Blue = No Water Rights

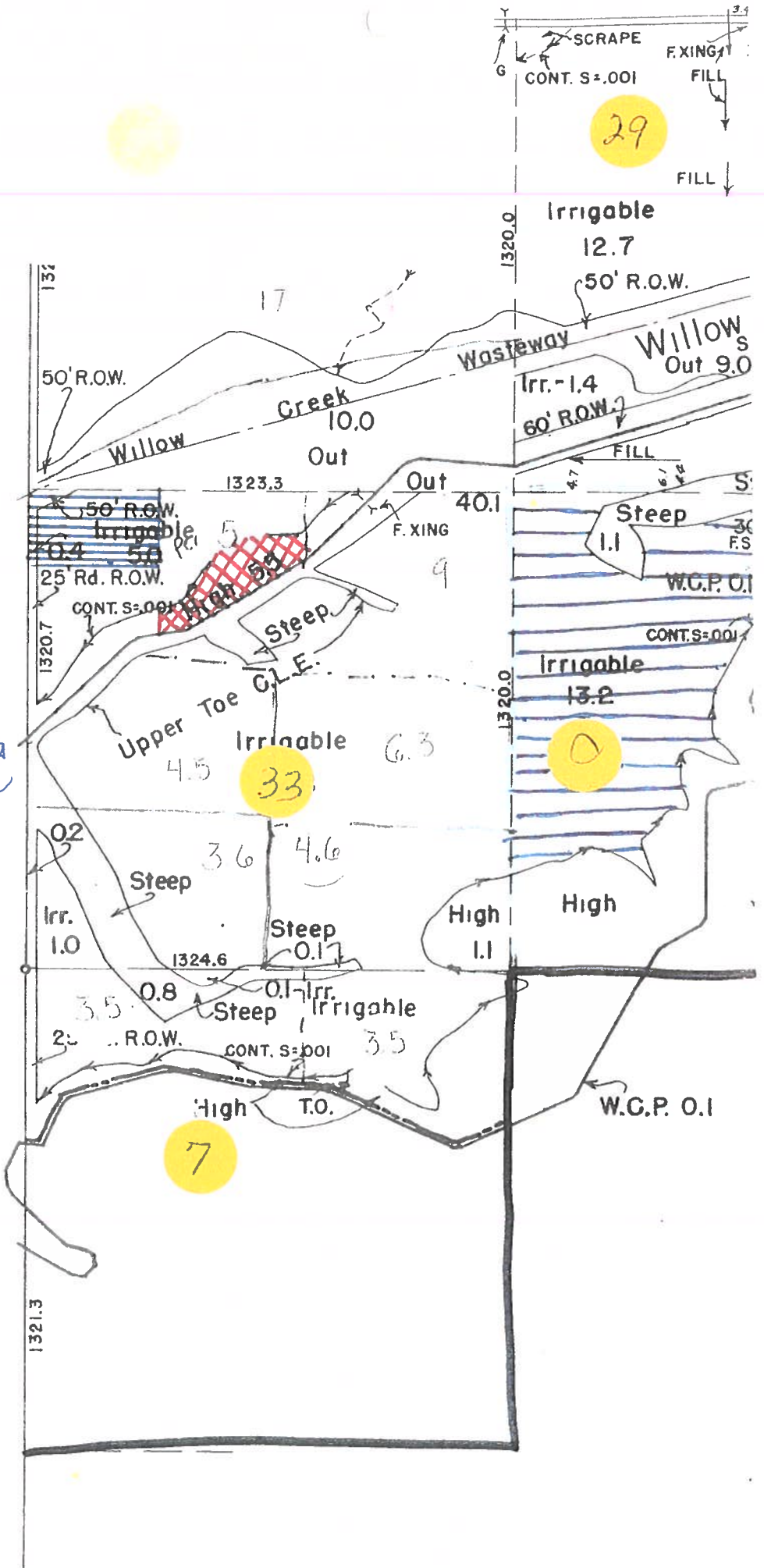
Red = Reclassification
Perm. Water Trans.
from Jagers before
Sale to Avery



Blue = No Water Rights

Red = Reclassification
Perm. Water Trans.
from Jaggers before
Sale to Avery

O-Line Canal



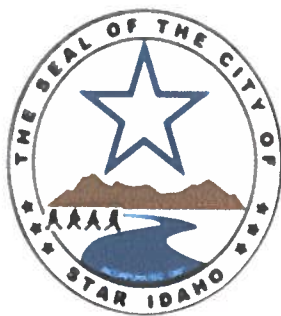
From: Shawn Nickel <snickel@staridaho.org>
Sent: Thursday, March 9, 2023 12:11 PM
To: Keri Smith-Sigman <kerikay@hotmail.com>
Subject: RE: Jagers

Good afternoon, Keri. Looking at the request, I do not see any concerns from the City. We will send a formal review letter of support and recommendation to waive our subdivision requirements once we receive an Agency Transmittal from Canyon County.

Thanks.

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
SNICKEL@STARIDAHO.ORG
208-908-5455



From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, February 28, 2023 5:21 PM
To: Keri Smith-Sigman <kerikay@hotmail.com>
Subject: RE: Jagers

Hi Keri,

I will forward this onto our Planning Director Shawn Nickel. Shawn can be reached at 208-908-5455 and email is snickel@staridaho.org
Thank you.

Sincerely,

Barbara Norgrove
City of Star
Planning & Zoning Direct line 208-908-5453
bnorgrove@staridaho.org

Star Motto: "The Brightest Jewel in the Gem State!"

This message has been sent to you as official business of the City of Star. This E-mail and any attachments may be considered confidential. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. If you have received this communication in error, please reply to the sender and then immediately delete it. Thank you for your cooperation.

PUBLIC RECORD NOTICE: All communications transmitted within the City of Star Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.

From: Keri Smith-Sigman <kerikay@hotmail.com>

Sent: Tuesday, February 28, 2023 5:08 PM

To: Barbara Norgrove <bnorgrove@staridaho.org>

Subject: Fwd: Jagers

Good afternoon. I spoke with you last week about obtaining a waiver of subdivision improvements for the attached property/subdivision. As mentioned, this property within the Star Impact area in Canyon County. We are applying for a rezone to R-R with a Preliminary and Final Plat application. A flood study was also completed for this property to determine a BFE for lot 2. Lot one is already built out with a Single Family Residence and accessory buildings. We are seeking a waiver of all subdivision improvements and to just meet the standards for platting in compliance with the Canyon County subdivision ordinance. Please let me know if you have any questions or concerns. Can you also let me know how soon a decision can be made on this? A letter from Star would suffice for our application to the County as well.

Thank you

Keri K. Smith

1907 17th Street Southeast
Minot, ND 58701
701.837.8737
www.ackerman-estvold.com

TECHNICAL MEMORANDUM

To: File

From: Ackerman-Estvold

Date: October 6th, 2022

Re: BFE Determination, 25744 Kingsbury Road, Middleton, ID

The purpose of this Memorandum is to document a BFE determination at 25744 Kingsbury Road, Middleton, ID. This exercise is necessary because the property is located within a Zone A area along Willow Creek in Canyon County, Idaho. Figure 1 is a FIRMette on which the property is located based on FIRM Panel 16027C0275F (reference 1). Two methods consistent with the FEMA Document 265, *Managing Floodplain Development in Approximate Zone A Areas* (reference 2) were conducted including:

1. Contour interpolation method (simplified method)
2. Step-backwater analysis using HEC-RAS (detailed method)

Contour Interpolation Method

The contour interpolation method includes superimposing the Special Flood Hazard Area delineation over a contour map and drawing a cross section at the building location across the delineated floodplain. The ground elevation at the edge of water is determined by interpolation between the contours at each end of the cross section. The method also states that 1/2 the contour interval should be added to lower ground elevation to determine the BFE.

The FIRM database (NFHL_16027C, dated 05/25/2022) was downloaded from the Map Service Center website. This was superimposed over a USGS Quad map. The floodplain delineation generally conforms to the contour lines of the map but did not match up with survey data collected by Eagle Landing Survey, LLC. Due to this discrepancy, it was determined that Contour Interpolation would not produce an accurate base flood elevation. For this reason, the Step Backwater methodology utilizing HEC-RAS will be used to determine the base flood elevation.

Step Backwater Analysis using HEC-RAS

The best available terrain data for this area appears to be the 10-meter NED data available from the USGS website (Reference 5). According to the website, this data has an accuracy of 2.44-meters (8-feet) and with a vertical datum base on NAVD 88. This data could be enhanced using survey data and the site topographic plan based on survey.

Based on the site topographic plan the difference between the NED elevation data and the site survey is approximately 5-feet, with the survey data being higher. For use in the development of a HEC-RAS model, the NED elevation data was adjusted upward by 5-feet. In addition to the site topographic mapping, additional survey was obtained for Kingsbury Road, the Willow Creek bridge at Kingsbury Road, and channel cross sections of Willow Creek. This survey data was used to create a surface that was combined with the NED data using the RAS Mapper tool in HEC-RAS version 6.1. To determine the BFE, a detailed HEC-RAS model was developed for this portion of Willow Creek. Cross sections were "cut" from the modified NED-Data. The location of these cross sections is shown on Figure 2.

The discharge rate for the 1%-annual chance event was determined for Willow Creek as part of the Flood Insurance Study and is shown in Table 2 of that document. The discharge was determined to be 2,700 cfs for both the Upper and Lower Willow Creek. HUC-10 boundaries and the NED-data were utilized to delineate a drainage area for the bridge at Kingsbury Road. This delineation is shown on Figure 3. Using the drainage area ratio adjustment method listed in the USGS Scientific Investigations Report 2016-5083, a peak flow rate of 2,480 cfs was determined and used for this analysis. The calculations for this method are provided below.

$$Q_{AEP,U} = Q_{AEP,G} \left(\frac{DA_U}{DA_G} \right)^{exp_{AEP}}$$

where

$Q_{AEP,G}$ is the AEP peak flow for the streamgage, in cubic feet per second;

DA_U is the drainage area at the ungaged site, in square miles;

DA_G is the drainage area at the streamgage, in square miles; and

exp_{AEP} is the regression coefficient or slope for a GLS regression between the log of the AEP peak flow and the log of the drainage area.

$$Q = 2,700 \text{ cfs} * \left(\frac{73.76 \text{ sq mi.}}{82 \text{ sq mi.}} \right)^{0.813} = 2,477.26 \rightarrow 2,480 \text{ cfs}$$

The USGS tool Stream Stats determined a 1% annual chance event flow rate of 1,870 cfs using the USGS Regional Regression equations, but this value was discarded due to the Mean Annual Precipitation and the Forest Land Cover parameters being outside of the suggested ranges.

Because the Willow Creek channel does not appear in the NED-data, the terrain modification tool in RAS Mapper was used to extend the shape of the surveyed channel upstream and downstream of the property. The downstream boundary condition for this model was assumed to be normal depth at 0.45%. Manning's n roughness coefficients were estimated to be 0.08 for the wooded channel and 0.04 for the overbank. These are conservative values in that they will result in a higher computed water surface elevation than smaller Manning's roughness values.

Results of Detailed Modeling

The results of the detailed modeling are included in Table 1 below.

River Station (Cross Section)	Computed Water Surface Elevation (feet)
3209.134	2539.64
2657.162	2536.66
2493.31	2535.68
2028.951	2533.29
1694.89	2533.03
Kingsbury Road Bridge	
1650.385	2532.01
1414.82	2530.83
864.725	2528.29

Table 1: HEC-RAS Results

Recommendations

Because FEMA generally issues a BFE information for single lots based on the most upstream limits of the BFE at the most upstream limits of the lot, it is recommended that the assumed flood elevation for the building be chosen to be 2535.7. At a minimum the lowest floor (including crawl space or basement) of the building needs to be above the BFE, if the owner is to avoid mandatory flood insurance requirements. In addition, Canyon County floodplain ordinance requires 2-feet of freeboard above the before for locations do not have an elevation specified on the FIRM. Based on this ordinance any structure built on this property should have a low floor elevation of 2537.7.

References

1. Federal Emergency Management Agency Map Service Center.
<https://msc.fema.gov/portal/advanceSearch>
2. Federal Emergency Management Agency (1995), *Managing Floodplain Development in Approximate Zone A Areas, A guide for Obtaining and Developing Base (100-year) Flood Elevations*. FEMA 265. July.
3. Federal Emergency Management Agency (2019), *Flood Insurance Study, Canyon County, Idaho and Incorporated Areas*, Revised May 25, 2022.
4. Chow, V.T. (1959), *Open-Channel Hydraulics*, McGraw-Hill Book Company, New York.
5. USGS NED Websites referenced: <https://datagateway.nrcs.usda.gov/>,
https://www.usgs.gov/core-science-systems/eros/topochange/science/accuracy-assessment-elevation-data?qt-science_center_objects=0#qt-science_center_objects,
https://www.usgs.gov/faqs/what-vertical-accuracy-3d-elevation-program-3dep-dems?qt-news_science_products=0#qt-news_science_products, and https://www.usgs.gov/faqs/what-are-projection-horizontal-and-vertical-datum-and-resolution-3d-elevation-program-3dep?qt-news_science_products=0#qt-news_science_products.

Attachments:

1. HEC-RAS Results
2. Survey

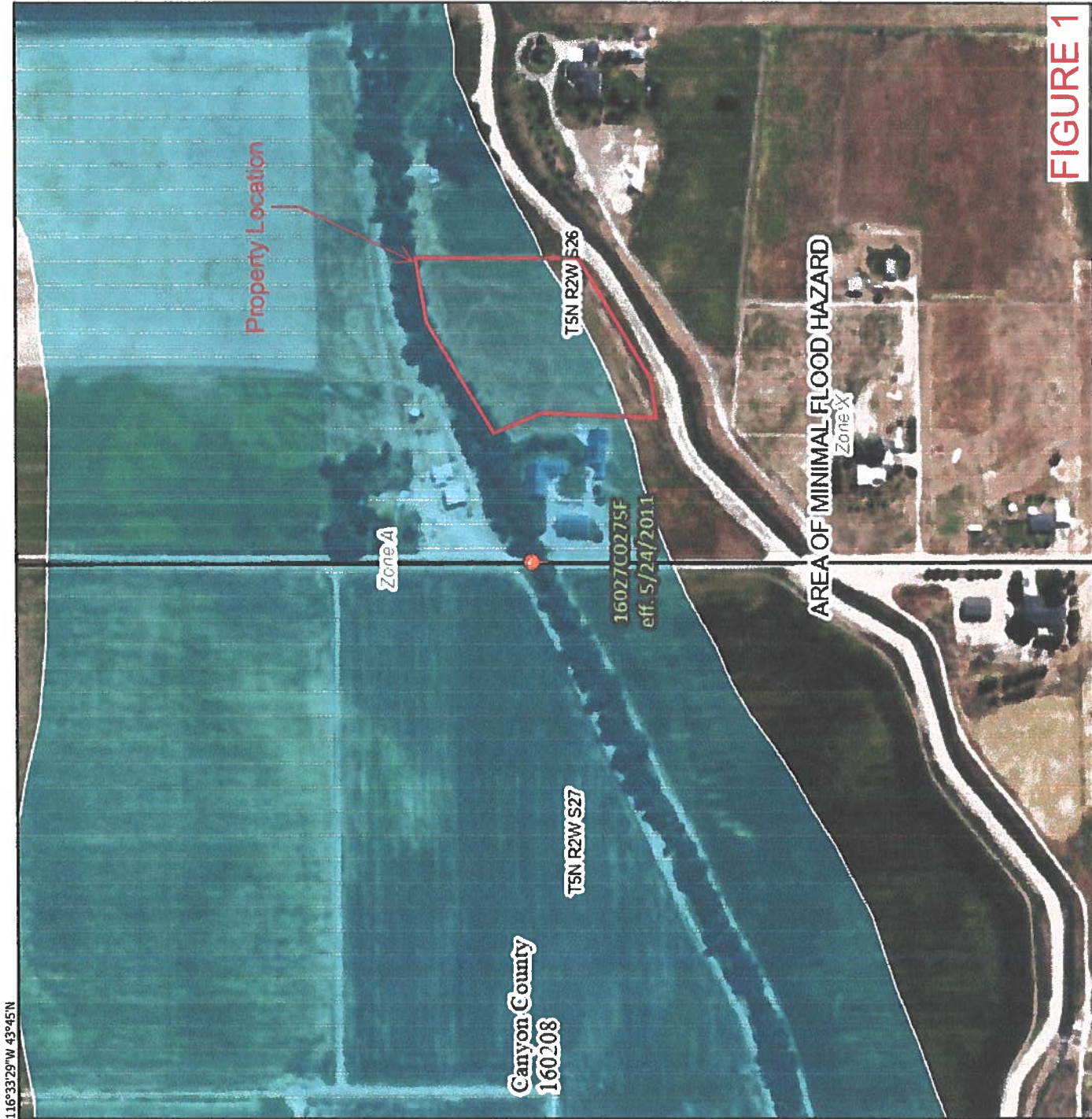
Electronic Attachments:

1. HEC-RAS model

National Flood Hazard Layer FIRMette



116°33'29"W 43°45'N



Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMFRS
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.4 Coastal Transsect
 - Coastal Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approx. point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

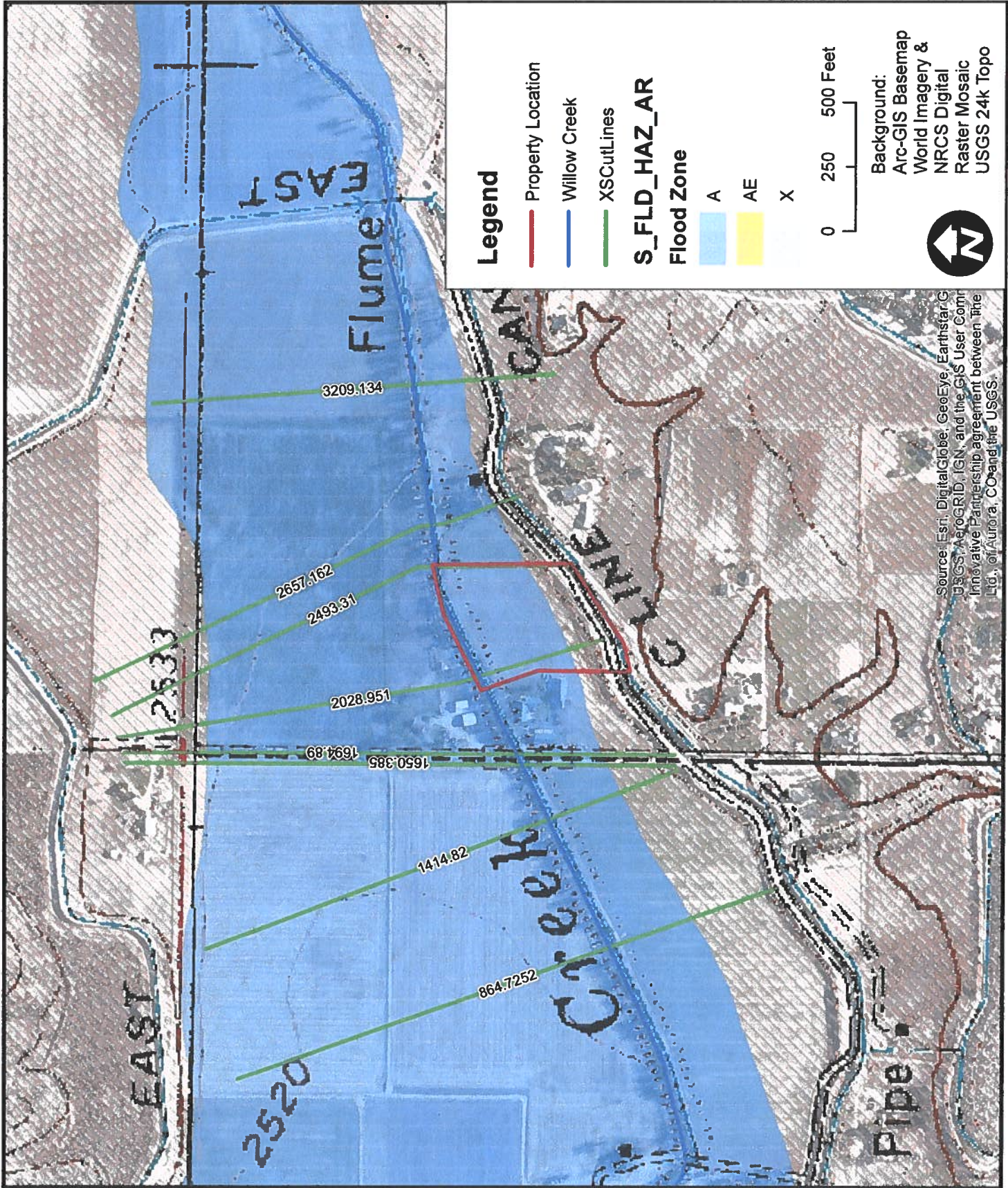
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIGURE 2

25744 KINGSBURY ROAD
 BFE DETERMINATION
 HEC-RAS CROSS SECTIONS

Project Name:	KINGSBURY ROAD
Project No.:	R22186
Scale:	1:6000
Date:	10/6/2022
Drawn By:	DPW
Appr. By:	DPW



Legend

- Property Location
 - Willow Creek
 - XSCutLines
- S_FLD_HAZ_AR**
- Flood Zone**
- A
 - AE
 - X

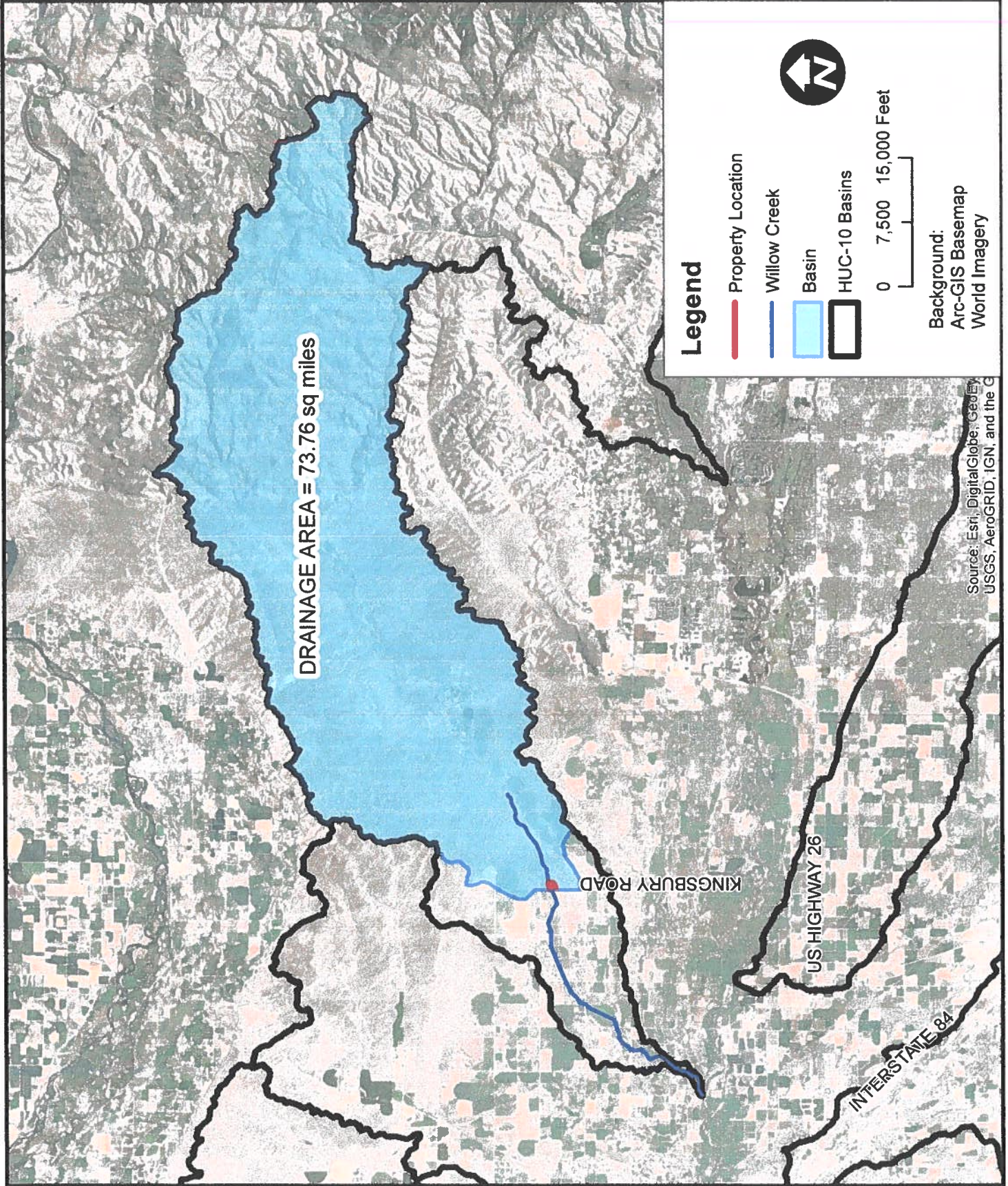


Background:
 Arc-GIS Basemap
 World Imagery &
 NRCS Digital
 Raster Mosaic
 USGS 24k Topo

Source: Esri, DigitalGlobe, GeoEye, Earthstar G
 USGS, AeroGRID, IGN, and the GIS User Com
 Innovative Partnership agreement between the
 Ltd., of Aurora, CO and the USGS.

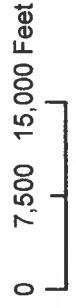
25744 KINGSBURY ROAD
BFE DETERMINATION
WATERSHED DELINEATION

Project Name:	KINGSBURY ROAD		
Project No.:	R22186		
Scale:	1:180,000	Drawn By:	DPW
Date:	10/6/2022	Appr. By:	DPW



Legend

- Property Location
- Willow Creek
- Basin
- HUC-10 Basins



Background:
Arc-GIS Basemap
World Imagery

Source: Esri, DigitalGlobe, GeoEye,
USGS, AeroGRID, IGN, and the G

HEC-RAS Plan: BFE River: Willow Creek Reach: Willow Creek Profile: 100-year

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Willow Creek	3209.134	100-year	2480.00	2527.41	2539.64		2540.19	0.008668	6.13	459.23	268.96	0.39
Willow Creek	2657.162	100-year	2480.00	2523.34	2536.66		2536.95	0.004065	4.67	634.41	267.68	0.27
Willow Creek	2493.31	100-year	2480.00	2522.13	2535.68	2529.88	2536.11	0.006414	5.25	478.36	452.08	0.34
Willow Creek	2028.951	100-year	2480.00	2519.53	2533.29	2527.22	2533.61	0.004467	4.57	557.98	462.66	0.29
Willow Creek	1694.89	100-year	2480.00	2518.12	2533.03	2525.91	2533.06	0.006566	1.69	1674.60	820.35	0.11
Willow Creek	1672.638		Bridge									
Willow Creek	1650.385	100-year	2480.00	2514.75	2532.01		2532.28	0.003719	4.19	816.98	204.02	0.25
Willow Creek	1414.82	100-year	2480.00	2514.52	2530.83	2522.87	2531.25	0.004765	5.17	479.75	918.67	0.28
Willow Creek	864.7252	100-year	2480.00	2511.78	2528.29	2520.13	2528.69	0.004508	5.06	489.88	886.85	0.27

Canyon County Parcel Information



Parcel Information

Parcel #: **R37468012A0**
 Site Address: 25744 Kingsbury Ln
 Middleton ID 83644
 Owner: Avery Family Trust
 Owner Address: 250 Valli Hi Rd
 Eagle ID 83616
 Twn/Range/Section 05N / 02W / 26 / NW
 :
 Parcel Size: 5.00 Acres (217,800 SqFt)
 Lot Dimensions: Front: 0 / Depth: 0
 Irrigation Dist: Non-District Area
 Plat/Subdivision:
 Lot:
 Block:
 Census 021903 / 2058
 Tract/Block:
 Waterfront:
 Levy Rate: 0.0045
 Assessment Year: 2022
 Total Land Value: \$233,240.00
 Total Impr Value: \$929,900.00
 Total Value: \$1,163,140.00



Tax Information

Tax Year	Annual Tax
2022	\$4,710.48
2021	\$5,882.68
2020	\$5,935.12

Legal

26-5N-2W NW TX 23024 IN NW

Land

Land Use: 31H - 31h Res Imp On
 10
 Neighborhood: 240000
 Recreation:

Zoning:

School District: 765 Middleton School Dist

Improvement

Year Built: 2002	Bldg Type: 12 - 1 Story (1985-2009)	Building Use: DWELL
Stories: 1	Bedrooms: 4	A/C: Ac
Bathrooms: 3.5	Full Baths: 3	Half Baths: 1
Finished Area: 4,142 SqFt	Bsmt Fin Area: 0 SqFt	Bsmt Unfin Area: 0 SqFt
Exterior Walls: Vinyl Siding	Roof Style: 3	Roof Covering: Enamel steel
# Dwellings: 1	Carport: 0 SqFt	Garage SqFt: 2 Car 528 SqFt
Pool: No	Deck: 0 SqFt	# of Buildings: 3

Transfer Information

Rec. Date: 01/17/2023

Doc Num: 1447

Doc Type: Deed

Owner: Avery Family Trust

Grantor: JAGGERS CHRIS M & MARY L

Orig. Loan Amt:

Title Co: PIONEER TITLE CO

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



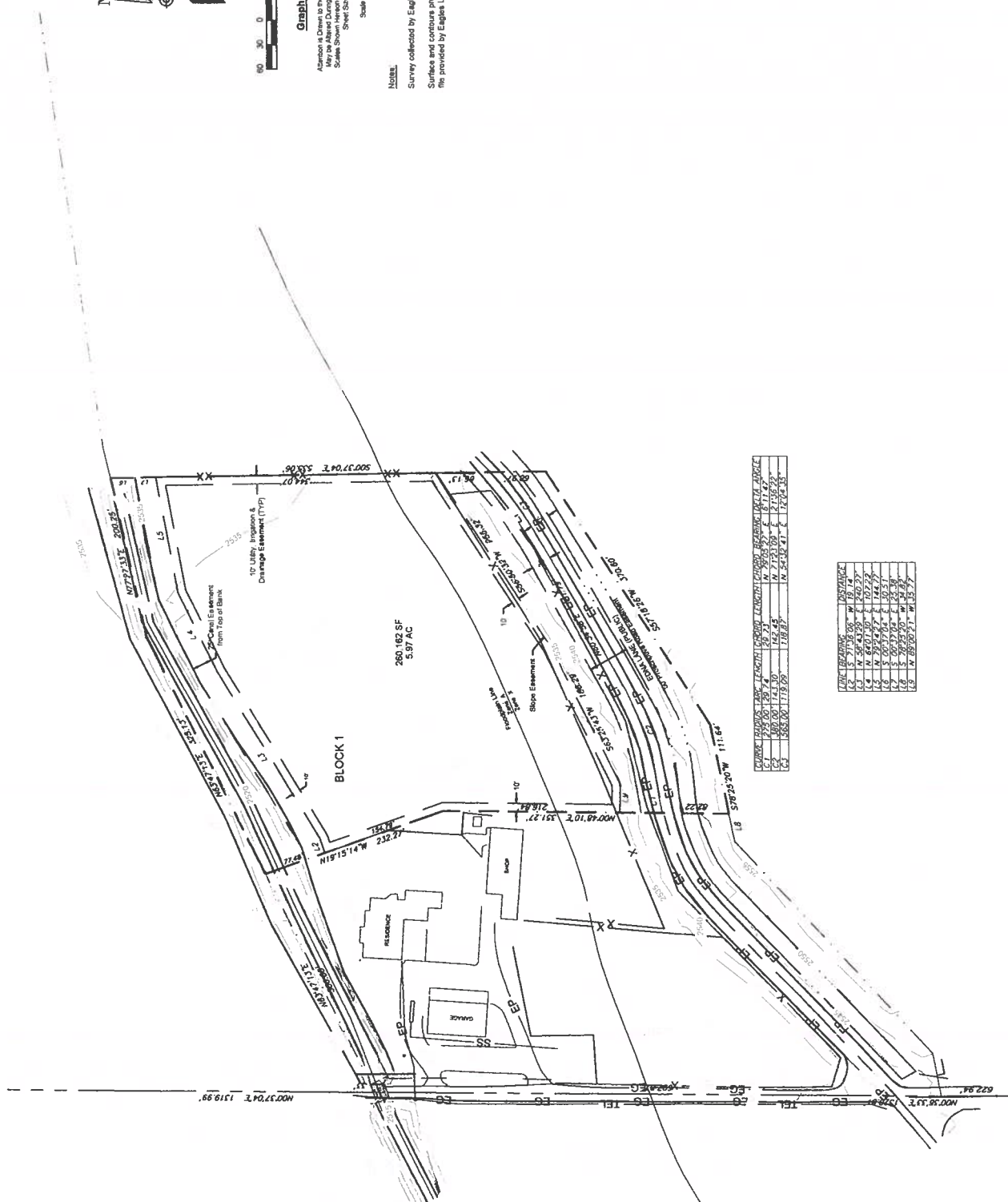
Graphic Scale:

Measure is shown in feet. This Drawing Scale
May be Altered During Reproduction Process.
Scales Shown Herein are Based on a Full Scale
Sheet Size of 11" x 17".

Scale: 1" = 120'

Notes:

Survey collected by Eagles Landing Survey, LLC
Surface and contours produced by Adamant-Ethold using CSV
file provided by Eagles Landing Survey, LLC



CURVE	START	END	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	000.00	141.30	141.30	N 71°21'09" E	213.52
C2	141.30	178.29	36.99	N 52°38'41" E	176.64

LINE	BEARING	DISTANCE
L1	S 71°28'00" W	15.14
L2	N 84°31'00" E	102.22
L3	N 55°44'27" E	144.75
L4	S 00°17'04" E	19.31
L5	S 70°25'20" W	111.64
L6	N 85°20'51" W	15.75

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 78941

Date: 4/28/2023

Date Created: 4/28/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Chris and Mary Jagers
Comments: RZ2023-0003; SD2023-0012; SD2023-0013

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat	RZ2023-0003	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	RZ2023-0003	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Zoning Amendment (Rezone)	RZ2023-0003	\$950.00	\$0.00	\$0.00

Sub Total: \$3,740.00

Sales Tax: \$0.00

Total Charges: \$3,740.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	104	\$3,740.00

Total Payments: \$3,740.00

ADJUSTMENTS

Receipt Balance: \$0.00

AMENDED Letter of Intent

August 1, 2023

Canyon County Development Services
111 North 11th Avenue #140
Caldwell, ID 83605

Re: Conditional Rezone, Preliminary and Final Plat Applications for Parcel #R37468012A & R37468012A1

In accordance with the application requirements, this is a letter of intent for a conditional rezone and subdivision of private property from Agriculture to CR-RR (Rural-Residential). This subdivision includes two residential lots; lot one with an existing home and outbuildings of approximately 5-acres and lot two, a new buildable rural residential lot of approximately 6-acres.

Existing Zoning: "A" Agriculture

Existing Use: Rural Residential (RR)

2030 Future Land Use Map Designation: Agriculture ("Applicable Zone District" includes R-R, see below) and adjacent to Rural-Residential designation on map (yet not defined in the designations section of the 2030 Comprehensive Plan)

Future Land Use Designations	
The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years. The map will clarify future land use actions, such as zone changes and development proposals. Land use designations may follow existing parcel lines, roadways, and other geographic boundaries. Overlay designations are laid over the base zoning to create additional standards or regulations in specific areas. Land use designations are described below and shown on the Future Land Use Map at the end of this chapter (Map 1).	
Residential	
Description	The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity.
Applicable Zone Districts	R-R, R-1, R-2
Agriculture	
Description	The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.
Applicable Zone Districts	R-R, AC-5, AC-20, AC-40

Figure 1 CANYON COUNTY COMPREHENSIVE PLAN 2030: EFFECTIVE DATE 10/27/2022, page 25

Zoning Regulations

Zoning Districts

Zoning codes establish uses and regulations in different zoning districts. Each zoning district sets a list of land uses permitted in each zone. Regulations include, but are not limited to, lot size, building height, and setbacks. A zoning map outlines the designations throughout the County.

District	Description	Density Maximum
Rural Residential (R-R)	The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses.	One unit per two acres
Commercial Agriculture (AC-5)	The AC-5 district provides a variety of rural and farming lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity.	One unit per five acres

Figure 2 CANYON COUNTY COMPREHENSIVE PLAN 2030: EFFECTIVE DATE 10/27/2022, page 26

In Figure 2 above, note the description of the “Commercial Agriculture (AC-5)” zoning district. Although this district has not been adopted in the County’s zoning ordinance yet, this 2 lot subdivision fits the new district in intent and character (description) and is within the density maximum of one unit per five acres. Both of the subject properties will maintain quality custom homes, accessory structures, healthy pastures for grazing livestock and other hobby farm and agricultural activities.

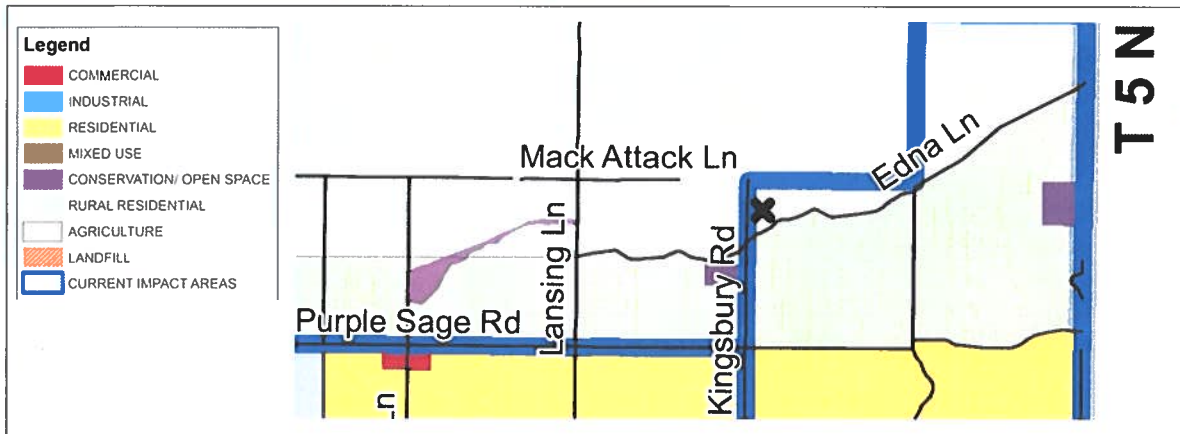


Figure 3 CANYON COUNTY COMPREHENSIVE PLAN 2030: EFFECTIVE DATE 10/27/2022, Future Land Use Map, page 29

Figure 3 above notes the subject property with a black X to the east of Kingsbury Rd and north of Edna Ln. Using the legend on the left shows the light green area as Agriculture and is the actual designation on the future land use map. This map and legend are the only reference in the entire 2030 Comprehensive Plan that references a “designation” of a separate area designated as “Rural Residential”. Since the text portions of the 2030 Comprehensive Plan do not identify this designation, one could only assume that it’s an additional area where the Rural Residential Zoning District may be planned for future growth, but we can rely on Figure 1 that does clearly denote that R-R is a compatible zone in the Agriculturally designated areas (provided that the application meets all criteria for a zoning map amendment).

Floodplain: Special Flood Hazard Area, Zone A with no base flood elevation (BFE). The property borders Willow Creek on the northern property boundary. A flood study to determine BFE was required by County staff as a part of this application submittal. Ackerman-Estvold has completed the required study and established a BFE for the subdivision (the study is included with the application for review). All future structures and development will comply with the floodplain ordinance standards including, but not limited to elevation of structure to the flood protection elevation.

Star City Impact Area: received email of support and preliminary waiver of subdivision improvements.

Existing Character of the Area: The area around the subject property has been in transition since the 1970's. There are a number of platted subdivisions and parcel splits that are approximately 5 acres and zoned RR, but primarily to the south of proposed subdivision. The parcel does not included best suited soils and is not viable for commercial farming, but is viable for hobby farming and self-sustaining rural ownership.

Community Input/Neighborhood Meeting: There has been no opposition from our neighbors within the required 600ft for the proposed development. A notice to neighbors was sent to the required notification area on February 13, 2023. The meeting was held on February 22, 2023 and no issues were reported. A neighborhood meeting was also held for the original application request on April 25, 2022 and there was no opposition to the proposed 2 lots.

We thank you for the review of our submitted applications. And we look forward to a favorable outcome.

Keri Smith
Owner/Principal
Treasure Valley Planning, LLC

Hearing Criteria for a Conditional Rezone (07-06-07(6)):

A. Is the proposed zone change generally consistent with the comprehensive plan;

Yes. The proposed conditional rezone is consistent with many policies and goals within the 2030 Comprehensive Plan. The future land use map designates the property as "Agriculture" which is compatible with the proposed request. This request is also compatible with the City of Star's future land use designation of low density residential.

Specifically, this development proposal meets the goals and policies found within the 2030 Comprehensive Plan and referenced below and the property owner will agree to conditions of approval within a development agreement to meet the intent of the applicable policies and action:

- G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
- P12.04.01 Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.
- P12.03.02 Place new structures appropriately to minimize disruption to aerial application flight patterns.
- G12.04.00 Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.
- P12.04.02 Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations.
- A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.
- P8.02.02 Improve the existing road network to the greatest extent possible before creating additional roads to accommodate future development, minimize land disturbance and efficiently use tax dollars.
- A8.02.02b Require new developments to provide stub streets that connect to future developments on adjacent lands wherever possible, following highway district standards, and require appropriate signage.
- P7.01.03 New developments should not increase stormwater runoff from the site.
- P5.06.01 Lighting design should reduce the negative impacts of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife.
- G4.05.00 Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.
- P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators
- P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
- P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
- G4.01.00 Support livability and high quality of life as the community changes over time.
- P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.
- G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
- P1.01.01 No person should be deprived of private property without due process of law.

- P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;

Yes. All land south and east and are consistent or more dense than the requested zone change. If this land was zoned appropriate to the lot sizes, they would be zoned RR. CR-RR is a good transition, especially with a condition of approval to require a 5 acre minimum lot size, to the larger agriculture uses to the north of the subject property (which range from 9-20 acres approximately).

C. Is the proposed zoning map amendment compatible with surrounding land uses;

Yes. The surrounding area is primarily zoned agricultural and rural-residential, but is primarily used as rural-residential to the south and east of the subject property. Also refer back to the answer for B. above. The 2030 future land use designation is "Agriculture", but Rural-Residential Zoning is an appropriate/allowed use in this designated area. The land to the west of the subject property is approximately 141 acres and the existing lot and development on this boundary already co-exists with the farming operations. Other similar development have already encroached on this existing farm at the center of existing similar rural residential developments.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

The proposed zoning amendment to a conditional rezone Rural Residential is consistent with two similar rezone requests within 2,000 feet of the subject property to Rural-Residential and the parcels (subdivision) immediately south of the subject property area also rural in nature with average lot sizes of 5 acres and below. Within approximately 1,000 feet there are over 30 lots with less than 2 acre lots. The 8 parcels immediately south range from 5 to 8 acre parcels. Thus, the request for 2 lots of equal size is consistent with the immediate character of the area and makes a great transition to the larger parcels to the north and west of the subject property. A development agreement limiting development of the property to two parcels with a minimum lot size to 5 acres will help to mitigate potential impacts. The neighbors were all supportive of the request because it would not negatively affect the existing character of the area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed zoning map amendment:

Yes, adequate facilities and services are available to accommodate the requested use. City services are not available to the property. Future development will require domestic wells and septic systems. The site is not located within a nitrate priority area. The Jagger's, owner of Lot 2 worked with Southwest District Health and has been approved for an additional septic system, permit #013838, dated 12-27-22.

The delivery of irrigation water is through the use of historic irrigation and will remain unchanged. The subject property has 5-acres of irrigation water rights. The irrigation water has never been used

to water existing grass and shrubs surrounding the home. The home and 5-acres, lot 1, will retain 1-acre of irrigation water rights. Lot 2 is approx. 6-acres and will retain 4-acres of water rights. The irrigation pump and power source are located on lot 2. This source will continue to deliver irrigation water to Lot 1 and lot 2. Black Canyon Irrigation District requirement documents and fees for the division of 5-acres of water right between lot 1 and lot 2 were filed and paid by the Jagers.

Power and necessary utilities are available to the site.

- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;
Yes. Lot one, via frontage onto Edna Lane via Kingsbury Ln (private). Lot 2, has frontage along Edna Lane, and at the time of building permit, a new access permit for an approach onto Edna Lane will be applied for.
- G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts;
No public street improvements are required. Canyon Highway District #4 (CHD) is requiring public right of way dedication for Kingsbury Lane in accordance with the Functional Classification Map and this will be complied with and agreed to in the Development Agreement.
- H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)
A two lot subdivision, with one existing residence will not impact essential public services and facilities. All affected agencies will be notified and have an opportunity to respond as part of this application. Any concerns will be considered carefully, but we do not anticipate any.

RECOMMENDED CONDITIONS OF APPROVAL TO BE INCLUDED WITH DEVELOPMENT AGREEMENT

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcels shall be divided into a maximum of two lots in compliance with Chapter 7, Article 17 (Subdivisions) of the Canyon County Zoning Ordinance and in substantial compliance with the conceptual site plan (Bowtie Subdivision plats).
3. Future division of the subject parcels are prohibited.
4. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing by the local Irrigation District.
5. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
6. The right to farm act statement shall be disclosed on deeds to all future lot owners.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79992

Date: 8/1/2023

Date Created: 8/1/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Chris & Mary Jagers
Comments: RZ2023-0003 Development Fee (added on)

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Development Agreement	RZ2023-0003	\$450.00	\$0.00	\$0.00
	Sub Total:	\$450.00		
	Sales Tax:	\$0.00		
	Total Charges:	\$450.00		

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	200	\$450.00
	Total Payments:	\$450.00

ADJUSTMENTS

Receipt Balance: \$0.00