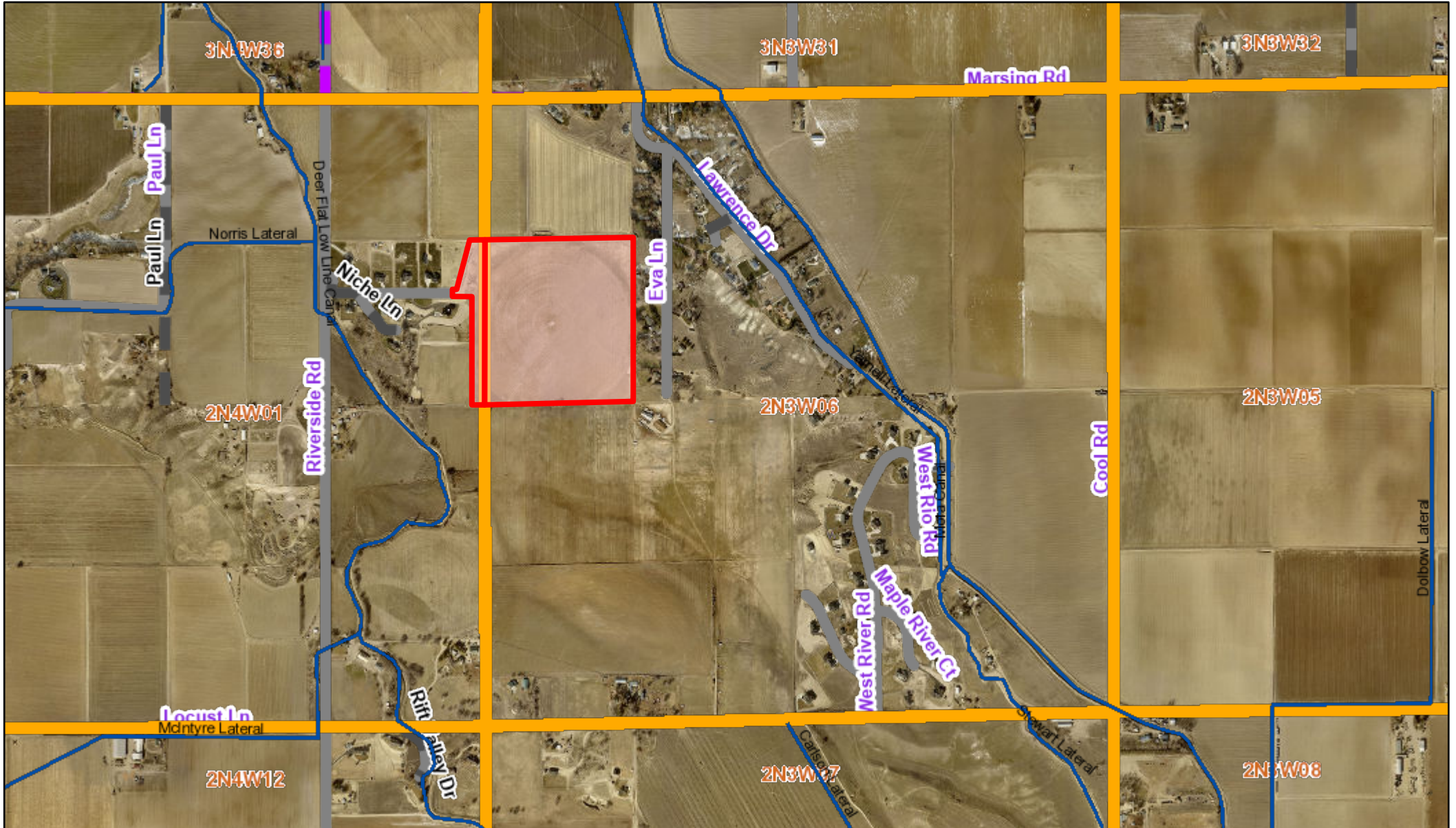


# Canyon County, ID Web Map

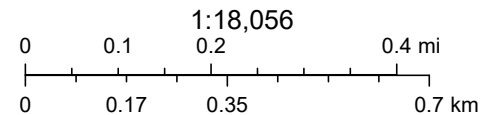


10/19/2023, 11:28:09 AM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- County Boundary
- Current Impact Area

- City Limits
- Sections
- CanyonCountyRoads
- Major Collector
- Roads
- CC\_PrivateRoads
- ITDFunctionalClassification
- Major Collector

- Canyon County Imagery 2022
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



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



**ZONING AMENDMENT  
PUBLIC HEARING - APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Tony Victoria Elordi / COWAN
	MAILING ADDRESS: 1828 Andorra Ln. Caldwell, Id. 83609
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: Victoria Cowan   Anthony Elordi Date: 10/17/2023	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 2075 Blk Andorra Ln.
	PARCEL NUMBER: R302621040 R302621041A0
	PARCEL SIZE: 42.41
	<b>CHECK THE APPLICABLE APPLICATION TYPE:</b>
	<input type="checkbox"/> REZONE <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: CR-RR PROPOSED ZONING: CR-RR
	FLOOD ZONE (YES/NO) NO ZONING DISTRICT: Canyon County

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER CR2023-0012	DATE RECEIVED: 10/19/23
RECEIVED BY: Madelyn Vanderveen	APPLICATION FEE: \$1400 <input checked="" type="radio"/> MO <input type="radio"/> CC CASH

# LAND USE WORKSHEET

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? Two (2)

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

3. IRRIGATION WATER PROVIDED VIA: Wilder Irrig. Dist.  
 Surface  Irrigation Well  None

4. IF IRRIGATED, PROPOSED IRRIGATION: Existing Irrigation System  
 Pressurized  Gravity To lots in Andorra Estates  
Add Farm is Gravity Pressurized.

5. ACCESS: Lot is accessed by Existing Private Rd.  
 Frontage R302620  Easement Access/Utilities Andorra L.L.  
R300180 Easement width 60' Inst. # Record of Survey

6. INTERNAL ROADS:  
 Public  Private Road User's Maintenance Agreement Inst # 2017-028174

7. FENCING  Fencing will be provided (Please show location on site plan)  
Type: N/A - NONE Height: \_\_\_\_\_

8. STORMWATER:  Retained on site  Swales  Ponds  Borrow Ditches  
 Other: Connected to existing Drainage

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)  
Canals - Yarnel Lot - Low Line Canal

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

Residential Two (2)  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable Two (2)

**2. FIRE SUPPRESSION:** Marsing Fire Dept.

Water supply source: Fire Dept.

**3. INCLUDED IN YOUR PROPOSED PLAN?**

Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** Residential Agriculture / Farming / Orchard / Vineyard

**2. DAYS AND HOURS OF OPERATION:** 365 - 24-7

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? N/A  
Is there is a loading or unloading area? N/A

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building     Kennel     Individual Housing     Other N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

Building     Enclosure     Barrier/Berm     Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

Individual Domestic Septic System     Animal Waste Only Septic System

Other: \_\_\_\_\_



# ZONING AMENDMENT

## PUBLIC HEARING - CHECKLIST

**Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07**

**Check the applicable application type:**

Rezone

Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	X	✓
Letter of Intent (see standards on next page)		✓
Land Use Worksheet		✓
Neighborhood Meeting form was completed and signed	X	✓
Completed Agency Acknowledgement form including:		
Southwest District Health <i>Caldwell</i>	X	✓
Irrigation District <i>Wilder Irrig. Dist.</i>	X	✓
Fire District <i>Marsing</i>	X	✓
Highway District/Idaho Transportation Dept <i>Manpa Hwy Dist.</i>	X	✓
Area of City Impact (If applicable)	N/A	N/A
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		<i>concept plan ✓</i>
Deed or evidence of property interest to the subject property		
Fee: \$ 950 <b>Rezone</b> → \$1,400 <b>Conditional Rezone</b> \$2,800 <b>Text Amendment</b>		

\*\*Fees are non-refundable\*\*

\*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

**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.

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

*N/A* Applicant/Owner: \_\_\_\_\_ Date \_\_\_\_\_

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_

W

**SUBMITTAL STANDARDS**

LETTER OF INTENT STANDARDS	
Description of proposed use: expand on the Land Use Worksheet	
Description of the existing use.	
Expected impacts and traffic of future development.	
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.	
Conditional Rezone: <i>CR-RR</i>	
Explanation/Description of the Concept Plan	
Proposed conditions of approval	



**AGENCY ACKNOWLEDGMENT**

July [Redacted]

Date: 9-1-23  
Applicant: Elordi / Cowan  
Parcel Number: R302621040 R30262104A0  
Site Address: Lot 5 Andorra Estates  
Andorra Ln. Caldwell, Id. 83607

**OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:**

**Southwest District Health:**

Applicant submitted/met for official review.

Date: 09/04/2023 Signed: Anthony See  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

District: Marsing Rural

Applicant submitted/met for official review.

Date: 8-28-23 Signed: Jeany Mager  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

District: Nampa

Applicant submitted/met for official review.

Date: 8-31-23 Signed: Edward Thiel  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

District: Wilder

Applicant submitted/met for official review.

Date: 8/30/23 Signed: email - Attached  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact:**

City: N/A

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
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





# AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: E/ordi / Cowan

Parcel Number: R30262104 0 R30262104 A0

Site Address: Lot 5 Andorra Estates

Andorra Ln. Caldwell, Id. 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

### Southwest District Health:

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

### Fire District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

### Highway District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

### Irrigation District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

### Area of City Impact:

City: N/A

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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



# AGENCY ACKNOWLEDGMENT



Date: \_\_\_\_\_  
 Applicant: Elordi / Cowan  
 Parcel Number: R30262104 0 R30262104 A0  
 Site Address: Lot 5 Andorra Estates  
Andorra Ln. Caldwell, Id. 83607  
 OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION

### Southwest District Health:

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Southwest District Health Representative  
 (This signature does not guarantee project or permit approval)

### Fire District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

### Highway District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

### Irrigation District:

District: Wilder Irrigation Dist

Applicant submitted/met for official review.

Date: 8/30/23 Signed: Mike Case  
 Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

### Area of City Impact:

City: N/A

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



# LAND SPLIT APPLICATION

NHD-003  
Rev Jan 2015  
Page 1 of 1

## SECTION I - APPLICANT INFORMATION (TO BE COMPLETED BY APPLICANT)

I certify that I am the owner (or authorized representative of owner) of the property proposed to be split.

Tony Floridi  
NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

18128 Andorra Ln.  
ADDRESS

8/31/23  
DATE

Caldwell, Idaho 83607  
CITY STATE ZIP

[Redacted]  
PHONE (CELL NUMBER PREFERRED)

ROAD NAME: Riverside

BETWEEN Marsing & Locust  
FIRST CROSS STREET SECOND CROSS STREET

SIDE OF ROAD:  
 North  South  
 East  West

TOTAL NUMBER OF:  
New Lots: 2  
New Access Points: 0

PLATTED SUBDIVISION?  
 No (attach sketch of proposed land split)  
 Yes (submit Conceptual Plan prepared by an Engineer)

## SECTION II - WORKSHEET/RECOMMENDATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

APPLICATION FEE:  Paid  Not Paid Ch# 36.02

85<sup>th</sup> PERCENTILE SPEED: 60 mph

ROAD NO. B 40

SIGHT DISTANCE:  Sufficient  Insufficient

ROAD SURFACE:  Asphalt  Gravel  Dirt

TRAFFIC VOLUME: 1111 ADT

SHARED ACCESS:  Yes  No

FUNCTIONAL CLASSIFICATION:  Arterial

CULVERTS REQUIRED:  Yes  No

Collector

Other

MEETS ACCESS CONTROL STANDARDS?:  Yes  No

ADDITIONAL REMARKS/CONDITIONS: (IF NONE, SO STATE)

New lots shall use existing private road, Andorra Ln.  
No new access to Riverside Rd. is allowed

THIS LAND SPLIT IS:

Recommended for approval,  
subject to the above conditions  
 Not recommended

[Signature]  
SIGNATURE - HIGHWAY DISTRICT OFFICIAL

9-5-23  
DATE



# AGENCY ACKNOWLEDGMENT



Date: \_\_\_\_\_

Applicant: Elordi / Cowan

Parcel Number: R30262104 0 R30262104 A0

Site Address: Lot 5 - Andorra Estates

Andorra Ln. Caldwell, Id. 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

**Southwest District Health:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

District: Perimeter Hwy Dist #1

Applicant submitted/met for official review.

Date: 9-5-23 Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact:**

City: N/A

Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Tony Elordi

18128 Andorra Ln.

Caldwell, Id. 83607

To; Southwest Dist. Health

Marsing Rural Fire Dist.

Nampa Highway dist.

Wilder Irrigation Dist.

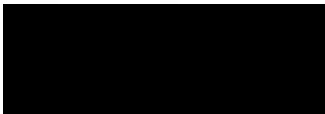
We are requesting a split of approx. 42.36 ac. Into two (2) building parcels that are approx. 20 ac. each and a building envelope for each parcel of approx. 2 ac. each and shown on the concept map.

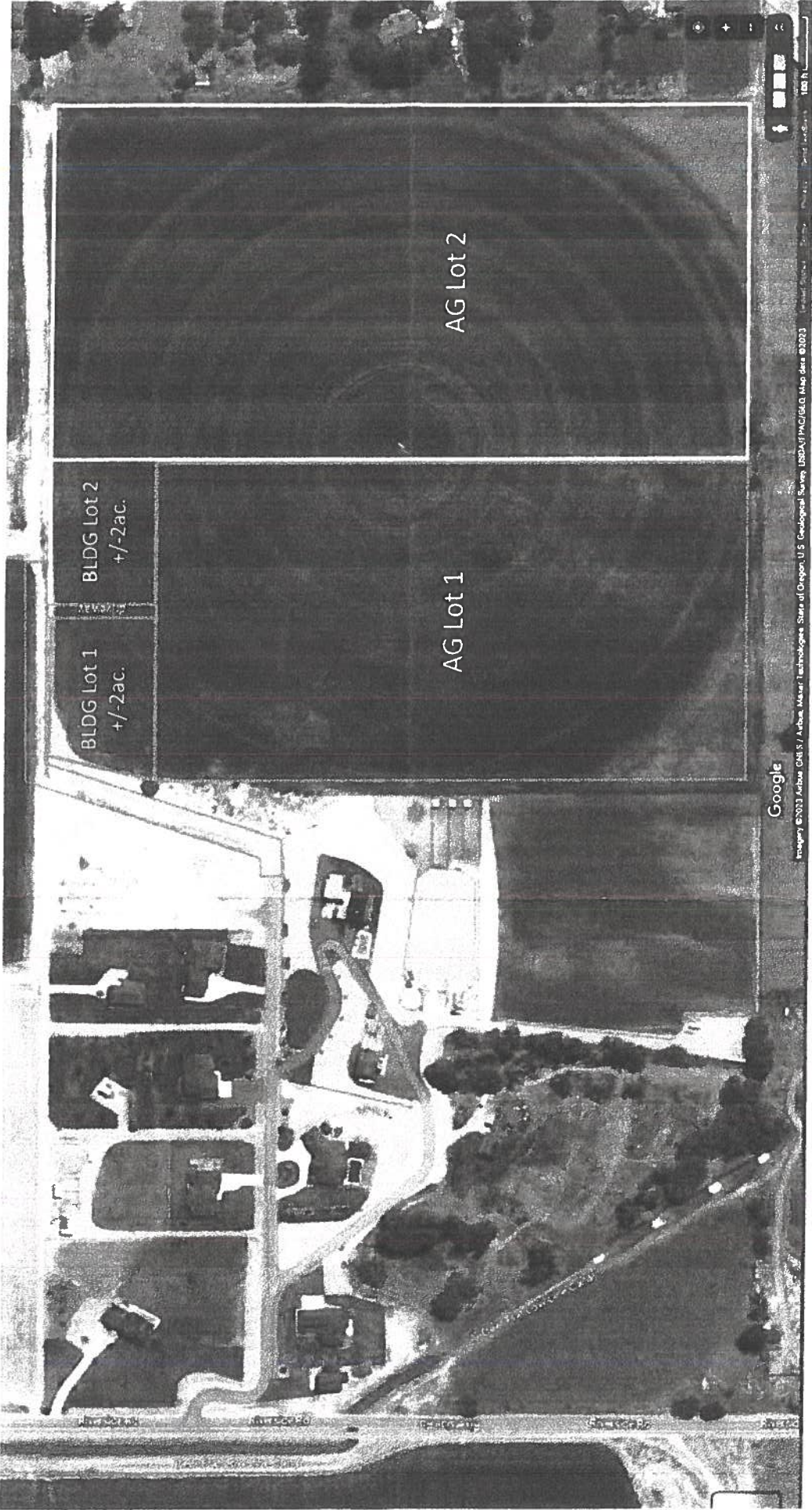
The 42.36 ac. has access from Andorra Ln. a private paved street that ends at the parcel boundary that is also lot 5 Andorra Estates, we will extend from there a driveway to the two lots that will have a 40 ft. right away and a 24 ft. wide all-weather gravel surface plus a hammer head for fire service and turn around.

Access to the existing irrigation system will stay the same with plans to keep the pivot on the east parcel and the utilization of a drip system on the west parcel plus the building envelopes can connect to an existing main line that services Andorra Estates.

Thank you for time and consideration,

Tony Elordi





BLDG Lot 1  
+/-2ac.

BLDG Lot 2  
+/-2ac.

AG Lot 1

AG Lot 2

Google

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# RECEIPT

Paid By:

Pre-Development Meeting  
13307 Miami Lane  
Caldwell, ID 83607

For:

Pre Development Meeting  
13307 Miami Lane  
Caldwell, ID 83607

Account Number: 014049

Date	Service(s)	Charges	Payments
01-Sep-23	Pre- Development Meeting	100.00	
01-Sep-23	Payment Pre- Development Meeting - Pre-Development Meeting [015794]		-100.00

Amount Due 0.00

Payment method Check

Receipt Number 237864

Reference # Terry Elordi 9.1.23

Message Pre- Development Meeting

Printed on September 1, 2023 3:53 PM

Tonya Temes

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

# ACCESS ROAD PERMIT

TO:

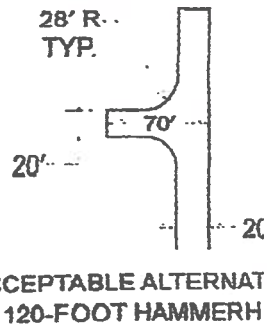
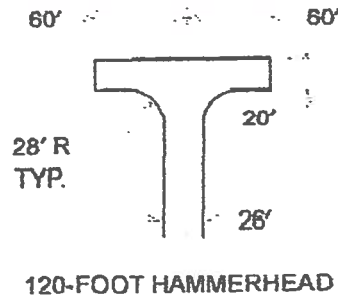
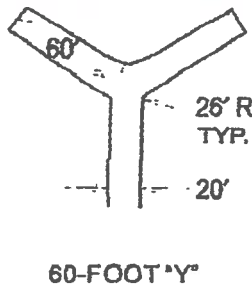
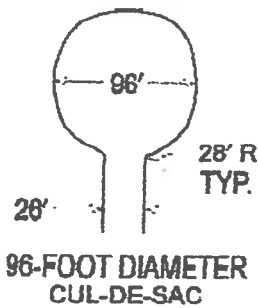
Canyon County Development Services

Owyhee County Planning and Zoning

The access road for the Marsing Fire District must be a minimum of 20' wide with a good gravel base.

One of the following turnarounds can be used but cannot be closer than 135' from the house.

## STEP 2 OF 2



Concerning the property of

Name of Owner EIORDI

Address of Property Lot 5 ANDORA ESTATES

The access road and turnaround meets Marsing Fire District requirements.

The access road and turnaround does NOT meet Marsing Fire District requirements.

Marsing Fire District  
Marsing, Idaho

Signed [Signature] Date 8-28-23



**Letter of Intent:** Elordi – Cowan Conditional Rezone Application

Application for a Conditional Rezone with a development agreement to allow for one (1) split and two (2) building permits to Canyon County Development Services (DSD). Parcels R30262104 and R30262104A are currently a part of the Andorra Estates subdivision platted as “Lot 5”.

**Description of existing and proposed use:**

The property is owned by Tony and Terry Elordi, and Josh and Vikki Cowan (50% ownerships). It is our intention to create a family owned and operated farm of regenerative diverse crops. Josh and Vikki are retiring from the Army after more than 20 years of service each and will return to live on the farm. The property as it currently is, does not contain building permits. Two permits would allow our family the ability to create two family sites. Our obligations to the Development Agreement have not been taken lightly. We have committed considerable resources to the development of this property to be able to farm it better as it was not in any way a productive farm when the land was purchased.

Currently 42.36 acres are planted in alfalfa hay, leased to a local farmer. For the previous three years it has been planted with seed crops, until 2022 when it was planted with winter wheat. This will offset certain costs in the near term but is in no way our intent for the future. Our intent is to return and utilize approximately 35-38 acres for the creation of a small farm, utilizing regenerative agriculture techniques to sustain 8-10 acres of apple trees as well as a small variety of livestock. We envision the ability to produce various products for local sale and distribution. We are currently still formulating our plan and considering various courses of action for achieving this end state; it will likely take time to develop out, though it's safe to say this will not be a monocrop type of operation.

The Soil Report (see exhibit) classifies the land with over 35 acres as “not prime farmland, least suited soil”. With our current leasing or share crop farming methods, a 40-acre mono-crop does not produce a profit. We have not made any money on this land since owning it and instead have spent a great deal of money improving the land the best we can. Farmers that have leased the land from us report difficulty in irrigating the land and are limited in crop types that can be planted. Previous farmer is quoted saying, “in my personal opinion this ground will never be suitable for the type of row crop farming that is so common in this region...the low quality of the soil will forever limit yield potential for an annual crop that require overhead irrigation.” Please refer to Soil Report and exhibit letter from previous farmer.

The original farm ground on this 42-acre parcel was divided into three different fields, separated by a ridge and valleys, and required significant improvements. Canyon County Soil Conservation District classified this parcel into three classifications. Classifications run (1) the best to (8) the worst. See Exhibit – Soil Report.

- 24% of the soils as class III plus 3-12% slopes.
- 20% of the soils as class IV plus 3-12% slopes.
- 56% of the soils has no classification plus 12-30% slopes.

We completely renovated the irrigation system with all new underground main lines and risers for hand lines and a state-of-the-art automated pivot system. We leveled the ridge and filled in the valleys so the pivot could navigate the slopes; by doing so, we integrated the 56% non-classified soils into at least a class IV to V soil type. It was comprised of three different fields that were irrigated with 2 ¼ mile wheel lines on one field, 1 1/8-mile wheel lines on the second field, and a ¼ mile of dirt ditch irrigating the last field, with a ridge of over 8 acres and mostly over 50 feet high splitting the property in half. The property slopes more than 5% two ways from the east to west and north to south, it was and still is very hard to irrigate and farm efficiently, to improve the potential outcomes, we invested in a completely new irrigation system. We constructed more than 1.5 miles of buried main lines to supply the pivot and hand

lines for three corners and brought power ½ of a mile to the pivot, then installed a 4 tower state-of-the-art pivot system.

**Water and well availability:**

Reference exhibit “Hydro Logic Inc Report”. The report states, “Data suggests a productive aquifer underlies the property, easily capable of providing the anticipated water supply...” on the estimated long-term effects and availability the report states, “there are no current data suggesting declining water levels in existing wells...” The land itself will be irrigated with surface water. Additionally, we are pursuing options for a small cider orchard and vineyard which would use drip irrigation.

**Traffic impact:**

Adding two residential lots along with ongoing agricultural use.

**Description of the Concept Plan:**

The site plan shows the proposed location of where the two new parcels would, both contain a +/- 2acre building envelope for each building permit being requested. Parcel One has the intent of a small orchard and/or small vineyard. Parcel two will encompass the remaining pivot irrigation that will still be utilized. With the two, +/- 2acre building envelopes, approximately 88-90% of the property will remain in full agricultural production.

**Proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria:**

Parcels R30262104 and R30262104A are currently a part of the Andorra Estates subdivision platted as “Lot 5”. This subdivision is a result from a Conditional Rezoned from “A” Agricultural to “CR-RR” Rural Residential which was approved on August 22, 2016. Final Plat for the Andorra Estates Subdivision was recorded in 2017. Further development of this property with one split and two building envelopes will have no negative physical effects on neighboring properties in that the property is self-contained. All improvements and/or existing infrastructure are within the boundaries of this property and already service this lot. It will not disrupt any ongoing neighboring farming or residential uses. Access and power already exist to this property by an existing private paved road and right of way that is owned by Tony Elordi. A gravity pressurized irrigation system will be provided by a private existing underground delivery system that is already in use by this property and Andorra Estates, each on its own underground main line, the whole underground system from head gate to this property is solely for use of this property. We believe that future landscaping of trees and plants on the residential lots and farmed area will further enhance the overall benefits of living and working in and around this property.

Proposed Site Plan:



# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



### NEIGHBORHOOD MEETING SIGN UP SHEET

#### CANYON COUNTY ZONING ORDINANCE §07-01-15

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

R302621040		
Site Address: Lot 5 Blk 1 Andorra Ln.	Parcel Number: R302621040	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: May 30, 2023	Number of Acres: 42.46	Current Zoning: CR-RR
Description of the Request: Conditional Rezone with a development agreement		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Tony Elordi / Victoria Cowan		
Company Name:		
Current address: 18128 Andorra Ln.		
City: Caldwell	State: Idaho	ZIP Code: 83607
Phone:	Cell:	Fax:
Email:		

#### MEETING INFORMATION

DATE OF MEETING: 6/22/23	MEETING LOCATION: Lot 5 Blk 1 Andorra Ln.	
MEETING START TIME: 6:30 P.M.	MEETING END TIME: 7:20 P.M.	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jon Minkoff	<i>[Signature]</i>	11648 EVA LN. CALDWELL, ID 83607
2. Jake Perry	<i>[Signature]</i>	11554 EVA LN Caldwell, ID 83607
3. Brent Burkh	<i>[Signature]</i>	12251 R-Residential Caldwell
4. Pat Griffen	<i>[Signature]</i>	18231 Niche Ln Caldwell
5. Robin Griffen	<i>[Signature]</i>	18231 Niche LN Caldwell
6. MIKE MARTIN	<i>[Signature]</i>	18164 ANDORRA LN CALDWELL
7. Tony & Lerry Elordi	<i>[Signature]</i>	18128 Andorra Ln. Caldwell
8.		
9.		

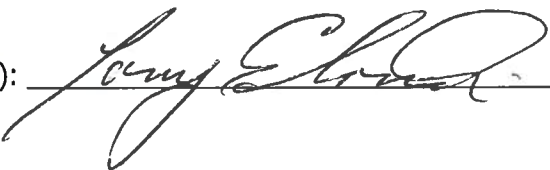
10.
11.
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19.
20.

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Tony Elordi / Victoria Cowan

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 06/22/23

May 30, 2023

Dear Neighbor,

We are in the process of applying for a Conditional Rezone with a development agreement to allow for one (1) split and two (2) building permits to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Rezone with development agreement is applied.

**The Neighborhood Meeting details are as follows:**

Date: 22 June 2023

Time: 6:30 pm

Location: Riverside Road and Andorra Lane, Caldwell, ID

The meeting will be held at the end of Andorra Lane (see attached map).

**The project is summarized below:**

Conditional Rezone with Development Agreement

Site Location: Lot 5, Blk 1 Andorra Estates

Total acreage: 42.36

Proposed lots: two (2)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement, and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at [REDACTED]

Sincerely,

Tony & Terry Elordi  
18128 Andorra Ln  
Caldwell, ID 83607

Josh & Vikki Cowan  
3065 Del Mar Dr.  
Sierra Vista, AZ 85635

**Meeting Location: Riverside Road & Andorra Lane.**

- Please proceed to the end of Andorra Lane to Lot 5.

 Meeting location





AG Lot 1

BLDG Lot 1  
+/- 2ac.

BLDG Lot 2  
+/- 2ac.

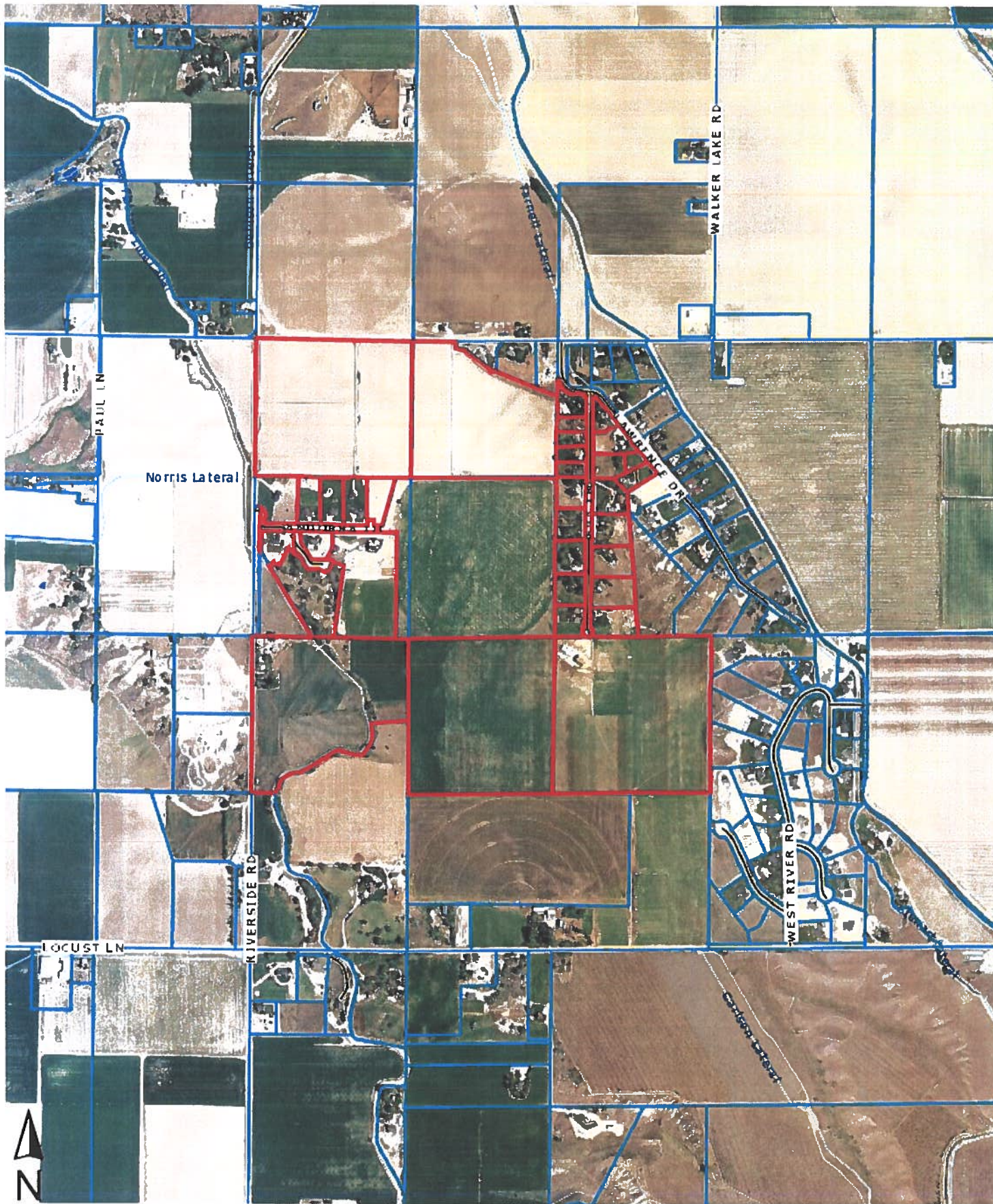
AG Lot 2

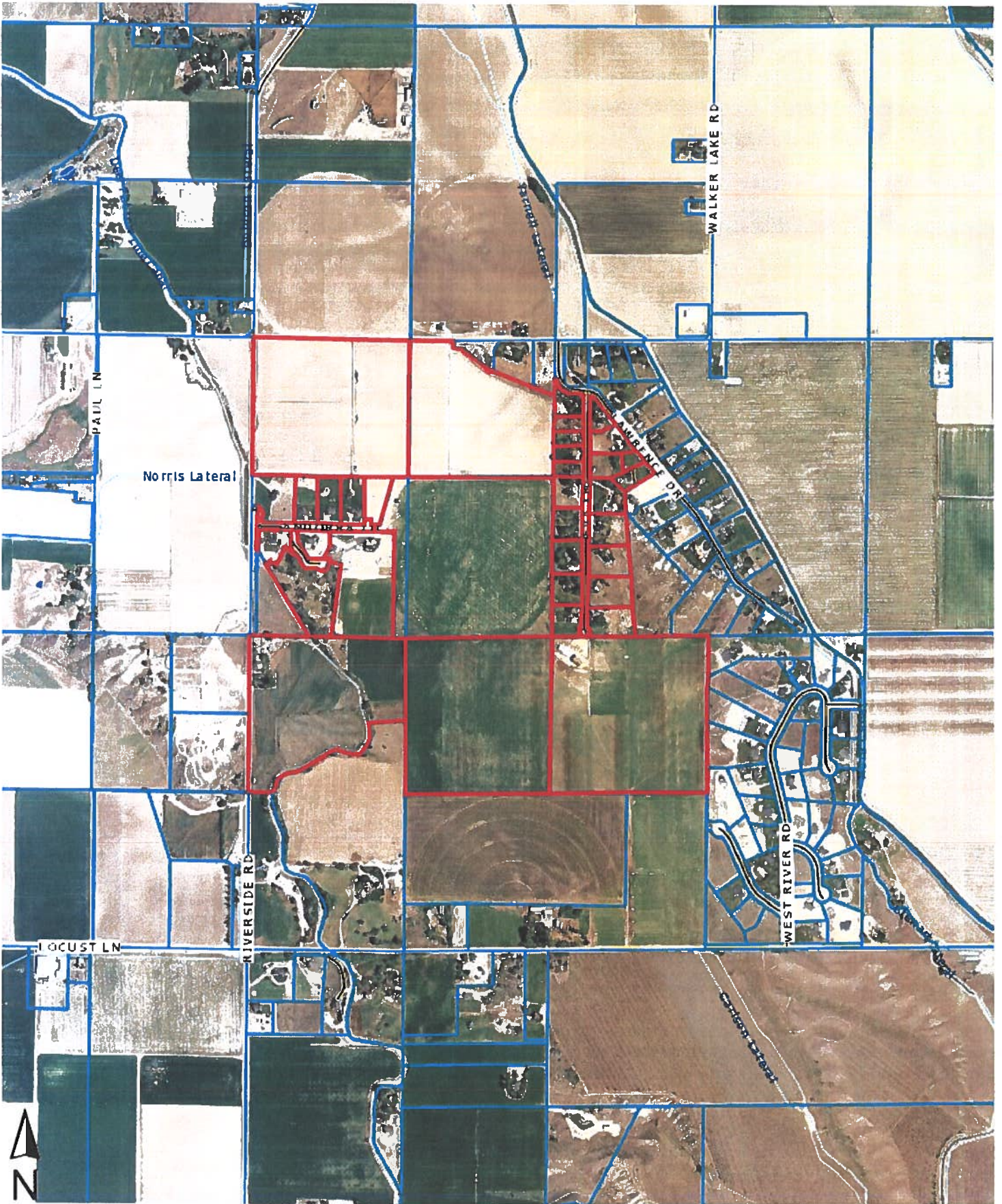
Google

Imagery 4/20/23 Antbuu, CN 1: / Antbuu, Myanmar, Indonesia, State of Oregon, US: Geological Survey, USGS/NITPD/IGD Q Map data 12/17/23

United States - Terms - Privacy - Google Assistant 100 ft







PARCEL_NO	OwnerName	Address	City	State	ZipCode
R30262105	PENTER BRAD D AND LAINIE D REV LIV TR	18121 ANDORRA LN	CALDWELL	ID	83607
R30265	BUTLER ROBERT W	11442 RIVERSIDE RD	CALDWELL	ID	83605
R30262103	PIONEER HOMES INC	719 1ST ST S STE B	NAMPA	ID	83651
R30262101	ELORDI ANTHONY V	18128 ANDORRA LN	CALDWELL	ID	83607
R23473	FISHER BRIAN R	11845 EVA LN	CALDWELL	ID	83607
R23474	BOSWORTH FAMILY TRUST	11771 EVA LN	CALDWELL	ID	83607
R23475	VANGO TIMOTHY	11769 EVA LN	CALDWELL	ID	83607
R30261	WALKER WILLIAM A	15248 CHICKEN DINNER RD	CALDWELL	ID	83607
R23472	MAC KINNON EDWARD JAMES	11907 LAWRENCE DR	CALDWELL	ID	83607
R23478	SOULE TERRY W	11617 EVA LN	CALDWELL	ID	83605
R23487	WILSON AMITY	11789 LAWRENCE DR	CALDWELL	ID	83607
R23490	CORNFORTH FAM REV TRUST	11767 DOUBLEVUE LN	CALDWELL	ID	83607
R30262102	DICKSON ROBERT L	18088 ANDORRA LN	CALDWELL	ID	83607
R23489	SCHUMACHER HARRY GRANT	11843 LAWRENCE DR	CALDWELL	ID	83605
R30262107	ELORDI ANTHONY V	18128 ANDORRA LN	CALDWELL	ID	83607
R30262011	TERLESKY TIMOTHY P	18153 NICHE LN	CALDWELL	ID	83607
R30262104A	ELORDI ANTHONY V	18128 ANDORRA LN	CALDWELL	ID	83607
R30019011	WALKER WILLIAM A	15248 CHICKEN DINNER RD	CALDWELL	ID	83607
R23486	CORNFORTH FAM REV TRUST	11767 DOUBLEVUE LN	CALDWELL	ID	83607
R23484	SAVELEV DMITRII	11690 EVA LN	CALDWELL	ID	83607
R30262104	ELORDI ANTHONY V	18128 ANDORRA LN	CALDWELL	ID	83607
R30016	CEREDA GERALD A	11481 EVA LN	CALDWELL	ID	83607
R30262106	VERMEER MICHAEL H	18155 ANDORRA LN	CALDWELL	ID	83607
R23485	CHADEZ DUANE	11724 EVA LN	CALDWELL	ID	83605
R23480	KIRTLEY RONALD DEAN	11551 EVA LN	CALDWELL	ID	83605
R30016010	BULGIN MARIE S	17750 LOCUST LN	CALDWELL	ID	83605
R23477	SMARTT MIKE D	11673 EVA LN	CALDWELL	ID	83605-9717
R23479	COLOSKY ROSE MARIE	11601 EVA LN	CALDWELL	ID	83605
R23483	MINKOFF JONATHAN R	11648 EVA LN	CALDWELL	ID	83607
R23473010	HAINES ROSEMARY	11801 EVA LN	CALDWELL	ID	83607
R23490010	CRAWFORD GARY	11729 DOUBLEVUE LN	CALDWELL	ID	83607
R30262107A	VERMEER MICHAEL	18155 ANDORRA LN	CALDWELL	ID	83607
R23476	STAFFORD FAMILY TRUST	11721 EVA LN	CALDWELL	ID	83607
R23482	RICKWAS REV LIV TRUST	11606 EVA LN	CALDWELL	ID	83607
R23481	PERRY JACOB	11554 EVA LN	CALDWELL	ID	83607
R30262100	MARTIN MICHAEL WAYNE	18164 ANDORRA LN	CALDWELL	ID	83607

EDWARD MAC KINNON  
11907 LAWRENCE DR  
CALDWELL ID 83607

BRIAN FISHER  
11845 EVA LN  
CALDWELL ID 83607

ROSEMARY HAINES  
11801 EVA LN  
CALDWELL ID 83607

BOSWORTH FAMILY TRUST  
11771 EVA LN  
CALDWELL ID 83607

TIMOTHY VANGO  
11769 EVA LN  
CALDWELL ID 83607

STAFFORD FAMILY TRUST  
11721 EVA LN  
CALDWELL ID 83607

MIKE SMARTT  
11673 EVA LN  
CALDWELL ID 83605

TERRY SOULE  
11617 EVA LN  
CALDWELL ID 83605

ROSE COLOSKY  
11601 EVA LN  
CALDWELL ID 83605

RONALD KIRTLEY  
11551 EVA LN  
CALDWELL ID 83605

JACOB PERRY  
11554 EVA LN  
CALDWELL ID 83607

RICKWAS REV LIVING TRUST  
11606 EVA LN  
CALDWELL ID 83607

JONATHAN MINKOFF  
11648 EVA LN  
CALDWELL ID 83607

DMITRII SAVELEV  
11690 EVA LN  
CALDWELL ID 83607

DUANE CHADEZ  
11724 EVA LN  
CALDWELL ID 83605

CORNFORTH FAMILY REV TRUST  
11767 DOUBLEVIEW LN  
CALDWELL ID 83607

AMITY WILSON  
11789 LAWRENCE DR  
CALDWELL ID 83607

HARRY SCHUMACHER  
11843 LAWRENCE DR  
CALDWELL ID 83605

CORNFORTH FAMILY REV TRUST  
11767 DOUBLEVIEW LN  
CALDWELL ID 83607

GARY CRAWFORD  
11729 DOUBLEVIEW LN  
CALDWELL ID 83607

GERALD CEREDA  
11481 EVA LN  
CALDWELL ID 83607

MARIE BULGIN  
17750 LOCUST LN  
CALDWELL ID 83605

WILLIAM WALKER  
15248 CHICKEN DINNER RD  
CALDWELL ID 83607

WILLIAM WALKER  
15248 CHICKEN DINNER RD  
CALDWELL ID 83607

TIMOTHY TERLESKY  
18153 NICHE LN  
CALDWELL ID 83607

MICHAEL MARTIN  
18164 ANDORRA LN  
CALDWELL ID 83607

ANTHONY ELORDI  
18128 ANDORRA LN  
CALDWELL ID 83607

ROBERT DICKSON  
18088 ANDORRA LN  
CALDWELL ID 83607

PIONEER HOMES INC  
PO BOX 485  
NAMPA ID 83653

CARPENTER BRAD D AND LAINIE  
D REV LIVING TRUST  
18121 ANDORRA LN  
CALDWELL ID 83607

MICHAEL VERMEER  
18155 ANDORRA LN  
CALDWELL ID 83607

ANTHONY ELORDI  
18128 ANDORRA LN  
CALDWELL ID 83607

MICHAEL VERMEER  
18155 ANDORRA LN  
CALDWELL ID 83607

ROBERT BUTLER  
11442 RIVERSIDE RD  
CALDWELL ID 83605

- e. Non-pumping water levels in the representative wells range between 94-ft to-108-ft bgl and are confined aquifer pressures whereby the water levels have risen higher in the wells than the depth at which water was first encountered during drilling.
- f. These wells all meet the IDWR's current casing seal depth requirements and appear well-sealed from surface land use activities.
- g. Reported short-term (1-2 hours) test pumping rates for typical domestic 6-inch diameter wells at this location range between 40-to-80 gallons per minute (gpm); well above the allowable domestic water right diversion rate of 9 gpm. The reported water level drawdowns from the pumping tests are incorrect; only reflecting the depth of the air-line used to produce water from the well. The "Elordi" well, however, does appear to have a believable drawdown value of 32-ft for a specific capacity of 1.6 gpm/ft of drawdown which is higher than typical domestic wells in the area.

 **2) NEARBY WATER LEVEL MONITORING SITE:**

- a. IDWR monitors water levels in the "Shiley" well located approximately ~1-mile west of Andorra Estates (Figure 1 & Appendix A).
- b. The non-pumping water levels in the Shiley well, which are remarkably stable over the 25-year period of record (Figure 2), show no long-term declines in ground water levels. Indeed, applying a linear regression to the available data shows a slightly rising trend.
- c. Adjusted for topography, the Shiley water levels are equivalent to the water levels reported on Well Driller's Reports for the Andorra area; in other words, it monitors the same aquifer depth as the local domestic wells adjacent to Andorra (Appendix A).

**3) MAGNITUDE OF PROPOSED GROUND WATER WITHDRAWALS:**

- a. The proposed subdivision development lands are currently irrigated with surface water from the Boise River, supplied by Wilder Irrigation District. This supply will continue to be used for all irrigation demands of subdivision common areas and the 17 individual (~ 2-acre) properties such that the domestic "in-house ground water use will be very small (perhaps on the order of < 250 gallons per day times 17 homes = ~ < 5,000 gpd) derived from wells spread out across the 42-acre property. The adjoining existing Andorra subdivision lots are also irrigated with surface water.
- b. Under the so-called "de minimis" single family domestic water right recognized by IDWR under state law, households are able to pump 13,000

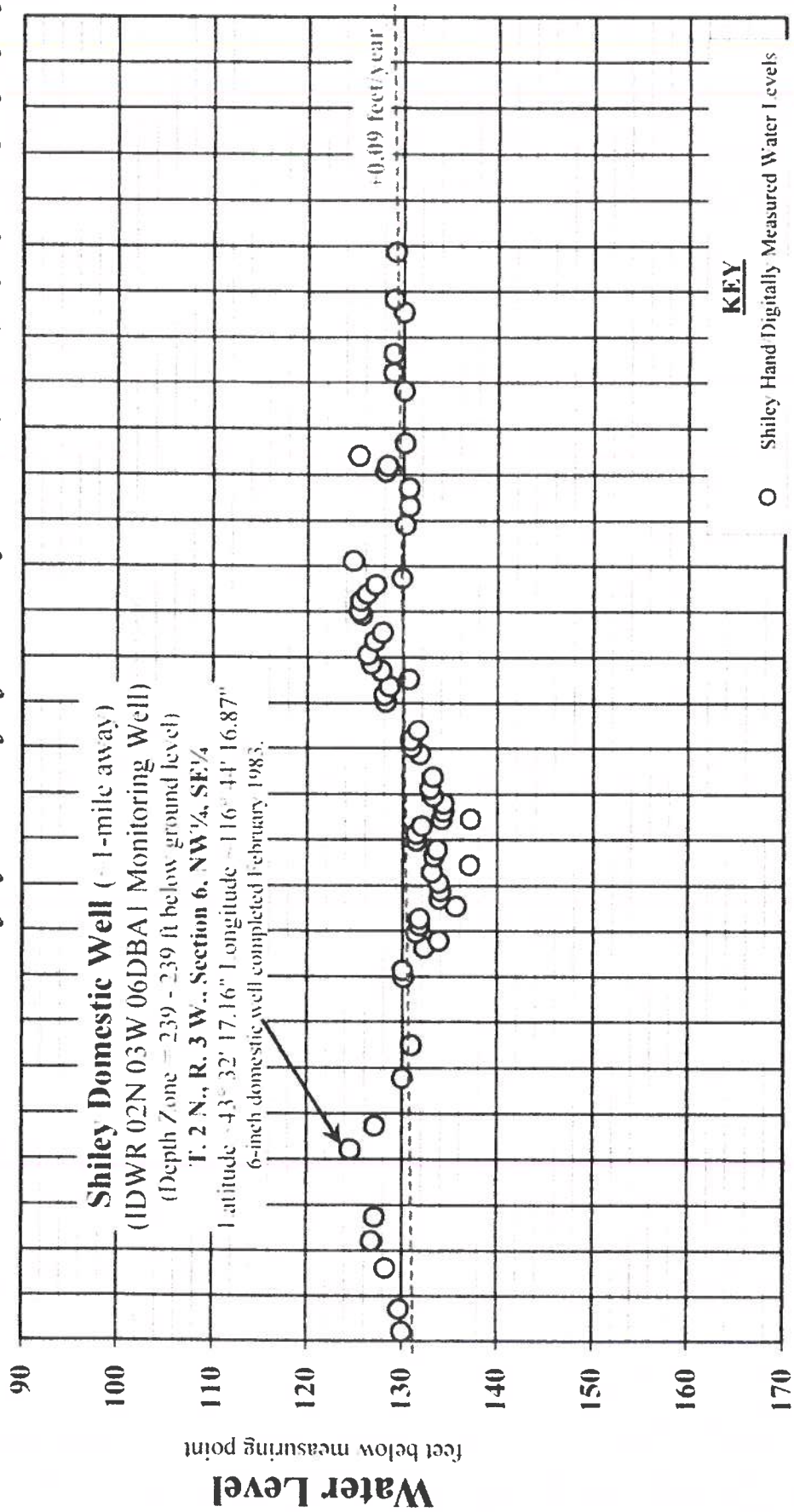
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**Long-Term Water Levels in  
the Shiley Monitor Well Near  
Andorra Estates Subdivision**

Well Monitoring by IDWR

**Date**

Jan 1996  
Jan 1997  
Jan 1998  
Jan 1999  
Jan 2000  
Jan 2001  
Jan 2002  
Jan 2003  
Jan 2004  
Jan 2005  
Jan 2006  
Jan 2007  
Jan 2008  
Jan 2009  
Jan 2010  
Jan 2011  
Jan 2012  
Jan 2013  
Jan 2014  
Jan 2015  
Jan 2016  
Jan 2017  
Jan 2018  
Jan 2019  
Jan 2020  
Jan 2021  
Jan 2022  
Jan 2023  
Jan 2024  
Jan 2025



**Figure 2 -** Hydrograph of non-pumping water levels measured by the Idaho Department of Water Resources in the "Shiley" domestic well for the period 1996-to-2019. The Shiley well is located approximately 4.800-ft east of the proposed Andorra Estates subdivision wells. The water levels have remained remarkably stable; fluctuating between 125 and 137-ft below ground level with an overall slight rising trend of +0.09-ft/year. There are no signs of well-to-well interference effects from nearby pumping wells. When the Shiley well was completed in February of 1983, the water level was reported at 130-ft bgl; further supporting stability.

**Figure 2.**

**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:** 80810

**Date:** 10/19/2023

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**Date Created:** 10/19/2023                      **Receipt Type:** Normal Receipt                      **Status:** Active  
**Customer's Name:** Tony Elordi/Victoria Cowan  
**Comments:** CR2023-0012

**CHARGES**

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<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Conditional Rezone with Development Agreement	CR2023-0012	\$1,400.00	\$0.00	\$0.00

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**Sub Total:** \$1,400.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,400.00

**PAYMENTS**

---

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	3643	\$1,400.00

**Total Payments:** \$1,400.00

**ADJUSTMENTS**

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**Receipt Balance:** \$0.00