














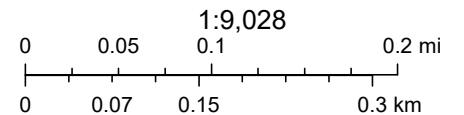


# Canyon County, ID Web Map



12/15/2023, 8:46:40 AM

- |   |   |   |  |
|---|---|---|--|
|  Multiple Parcel Search _Query result |  Current Impact Area |  CanyonCountyRoads |  ITDFunctionalClassification |
|  Hydro_NHDFlowline                    |  City Limits         |  Roads             |  Major Collector             |
|  Hydro_NHDFlowline                    |  Sections            |  CC_PrivateRoads   |  Imagery_2022                |
|  County Boundary                      |   |   |  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



## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>ERIC and SARAH HIBBARD</u>	
	MAILING ADDRESS: <u>20762 GRAVELLY LAVE WIDER, ID 83676</u>	
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: <u>Eric Hibbard</u> <u>Sarah Hibbard</u>		Date: <u>12/13/23</u> <u>12/13/23</u>

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>MATT WILKE</u>	
	COMPANY NAME: <u>WHITE BARN VENTURES, INC.</u>	
	MAILING ADDRESS: <u>PO. Box 7 MIDDLETON, ID 83644</u>	
	PHONE: <u>(208) 412-9803</u>	EMAIL: <u>matt@mywhitelbarn.com</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>20762 GRAVELLY LAVE</u>	
	PARCEL NUMBER: <u>R 3696 301 300</u>	
	PARCEL SIZE: <u>8.47 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>A6</u>	PROPOSED ZONING: <u>CR-PR</u>
	FLOOD ZONE (YES/NO) <u>no</u>	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER <u>CR 2023-0013</u>	DATE RECEIVED: <u>12/14/23</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>\$400</u> <span style="float: right;">CK MO CC CASH</span>

\$3323  
White Barn Ventures  
Matt Wilke



# 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.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	
Irrigation District	N/A	
Fire District	✓	
Highway District/Idaho Transportation Dept <i>GGHD</i>	✓	
Area of City Impact (If applicable)	N/A	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
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.**

Applicant/Owner: *MAF Vito* Date *12/14/2023*

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



White Barn Ventures, Inc.

Eric & Sarah Hibbard  
20762 Gravelly Ln  
Wilder, ID 83607

12/14/2023

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

Re: Letter of Intent for Conditional Rezone to RR.

Dear Development Services,

I am writing on behalf of my clients Eric & Sarah Hibbard. Our request is to rezone approximately 8.47 Acres to a CR-RR Zoning classification, with a 2.82 acre average lot size. There will be no more than 3 lots, which will include the current residence as shown on the attached conceptual plan.

Proposed access will consist of 2 driveway accesses on Gravelly Lane, and will not negatively impact traffic flows due to the low density of the proposal. The proposed home sizes and values associated with view lots like these will bring in well above median tax value to the Wilder school district, thus assuring the future homeowners will pay above their fair share.

This zoning will conform to the area well, as the subject property is contiguous to Trunnell Acres Subdivision & Swartz Family Trust Subdivision to the north and several other Residential Estates on acreage perfected in the past through a CUP or other Administrative approval.

The subject property is not viable farmland, consisting of low quality soils and no surface water to irrigate. For these reasons, this property is a great candidate to rezone with its amazing views and rolling hills for a Rural Residential development. Building a couple more homes here will not adversely affect the neighboring Ag zones, and this development will still maintain a Rural feel with its larger lot sizes, which naturally create lots of open space. The character of the area consists of residential estate parcels. We believe this to be the highest and best use of the property. The current existing use of the parcel is single family residential in an Ag zone.



### **2030 Comp Plan Analysis**

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

#### **Property Rights**

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.welfare.
4. 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.

#### **Population**

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

#### **Economic Development**

1. G3.05.00 Support a diverse economy in Canyon County and recognize that **residential**, commercial, and industrial uses are necessary components of overall economic stability.

#### **Land Use Community and Design**

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.
3. P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
4. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.



5. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
6. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.
10. G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

### **Housing**

1. G11.01.00 Encourage opportunities for a diversity of housing choices in the County.
2. P11.01.01 Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.
3. G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
4. P11.02.01 Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

### **Agriculture**

1. P12.01.05 Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
2. P12.03.01 Restrict residential development that impacts aerial application flight patterns and operations.
3. P12.03.02 Place new structures appropriately to minimize disruption to aerial application flight patterns.

### **Proposed Development Agreement**

We are proposing a Development Agreement to accompany the rezone. We are proposing to include the following conditions in the development agreement:

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



2. The Subject parcel R3696301300, 8.47 acres, will be limited to 3 total residential lots, 1 of which is the current residence, and shall be divided in compliance with Chapter 7, Article 17 (Subdivisions) of the Canyon County Zoning Ordinance.
3. 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."
4. The Right to Farm Act Statement shall be disclosed on deeds to all future parcel owners.
5. The applicant will work with Southwest District Health (SWDH), the Golden Gate Highway District, Wilder Rural Fire District, and Idaho Department of Water Resources (IDWR) regarding the development of this property. Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

The proposed lot sizes are over 2 acres, therefore we believe there is more than enough area to meet the requirements of SWDH for well and septic. The site is on the edge of a Nitrate Priority area, and will require further on site evaluation if the rezone is approved. The final lot count will be ultimately determined by a nutrient pathogen study.

### **Summary**

Rural estate properties with views are in very high demand due to our low supply currently, and we believe they will remain in demand for the foreseeable future in this area, especially with the view overlooking the Snake River and the Owyhee mountains to the south.

I respectfully request that the County please approve my clients application for a conditional rezone to CR-RR with a development agreement.

Thank you,

Matt Wilke

White Barn Ventures Inc.

Applicant Representative for Eric and Sarah Hibbard.

# 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? 3 (1 existing 2 proposed)

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system

N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:** 1/2 new domestic well.

Surface  Irrigation Well  None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

Pressurized  Gravity

5. **ACCESS:**

Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**

Public  Private <sup>Driveway</sup> Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**  Fencing will be provided (Please show location on site plan)

Type: TBD if any. 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)

NONE



**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 3       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common \_\_\_\_\_       Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

Water supply source: FIRE DISTRICT APPARATUS

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

- Sidewalks       Curbs       Gutters       Street Lights       None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** \_\_\_\_\_

**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? \_\_\_\_\_

**R36963013 PARCEL INFORMATION REPORT**

12/14/2023 12:48:10 PM

**PARCEL NUMBER: R36963013**

**OWNER NAME: HIBBARD ERIC**

**CO-OWNER: HIBBARD SARAH**

**MAILING ADDRESS: 20762 GRAVELLY LN WILDER ID 83676**

**SITE ADDRESS: 20762 GRAVELLY LN**

**TAX CODE: 0900000**

**TWP: 4N RNG: 5W SEC: 20 QUARTER: NW**

**ACRES: 8.44**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: No**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: GOLDEN-GATE HWY**

**FIRE DISTRICT: WILDER FIRE**

**SCHOOL DISTRICT: WILDER SCHOOL DIST**

**IMPACT AREA: NOT In Impact Area**

**FUTURE LAND USE 2011-2022 : AG**

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: AG**

**IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0200F**

**WETLAND: NOT In WETLAND**

**NITRATE PRIORITY: ADA CANYON**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2022003751**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 20-4N-5W NW TAX 31 NWNW**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

# 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

Site Address: 20762 GRAVELLY LAKE	Parcel Number: R3696301300
City: WILDER	State: ID ZIP Code:
Notices Mailed Date: 6/30/2023	Number of Acres: 8.47 Current Zoning: AG
Description of the Request: REQUESTING A CONDITIONAL REZONE TO RR FOR 3 TOTAL LOTS.	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: MATT WILKE
Company Name: WHITE BARN VENTURES, INC.
Current address: PO Box 7
City: MADOLETON State: ID ZIP Code: 83644
Phone: 208.412.9803 Cell: Fax:
Email: MATT@MYWHITEBARN.COM

#### MEETING INFORMATION

DATE OF MEETING: 7/18/2023	MEETING LOCATION: DU-SITE	
MEETING START TIME: 5:56 PM	MEETING END TIME: 6:48 PM	
ATTENDEES: MATT WILKE		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Samuel & Eneidia Clegg	<i>Samuel Clegg</i>	20563 Riverpoint Ln
2. JAMES Stone	<i>[Signature]</i>	20316 Riverpoint Ln
3. MARY + Todd Thuerck	<i>Mary</i>	20738 Trunnell CT
4. Shirela Clegg, Trike Clegg	<i>[Signature]</i>	20383 Riverpoint Ln Wilder, ID 83676
5. Cornelio Beltran	<i>Cornelio Beltran</i>	20736 GRAVELLY LN.
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
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):

MATT WILKE

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 7 / 18 / 2023

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R36963200	THEUERKAUF MARY M	20783 TRUNNELL CT	WILDER	ID	83676
R36926	DENNIS LAWRENCE	29033 PECKHAM RD	WILDER	ID	83676
R36963201	ROSSMAN ANDREW	20831 TRUNNEL CT	WILDER	ID	83676
R36922	RULE DANIEL P	PO BOX 1237	CALDWELL	ID	83606
R36963	TRUNNELL GERALD	27527 FERN LN	WILDER	ID	83676
R36963105	TRUNNELL GERALD D-FAMILY TRST	27527 FERN LN	WILDER	ID	83676
R36924	SORRELL LAND LLC	29035 PECKHAM RD	WILDER	ID	83676
R36963100	MENDOZA ELIEL	20962 TRUNNELL CT	WILDER	ID	83676
R36925	SORRELL FAMILY REVOCABLE TRUST	29035 PECKHAM RD	WILDER	ID	83676
R36963030	CLAGG CODY	PO BOX 1130	RIGGINS	ID	83549
R36965	U S ARMY ENG DIST S	PO BOX 3755	SEATTLE	WA	98124
R36963030C	CLAGG DONALD	20383 RIVERPOINT LN	WILDER	ID	83676
R36963013	HIBBARD ERIC	20762 GRAVELLY LN	WILDER	ID	83676
R36963102	BELTRAN CORNELIO	20736 GRAVELLY LN	WILDER	ID	83676-5412
R36955011	PAGENKOPF KERRY	28729 RIVER RIDGE RD	WILDER	ID	83676
R36963011	DEPT OF THE ARMY \$	PO BOX C-3755	SEATTLE	WA	98124-2255
R36963030B	CLAGG FAMILY TRUST	20563 GRAVELLY LN	WILDER	ID	83676
R36963020	PERSON MARGARET L	PO BOX 213	FT HARRISON	MT	59636
R36966010	DONG AND BAI FAMILY TRUST	20433 VIA PORTOFINO	CUPERTINO	CA	95014
R36964	WILKS BUDDY DEAN	28947 PECKHAM RD	WILDER	ID	83676
R36963101	HENSLEY SAMUEL M	29752 SABIN RD	PARMA	ID	83660
R36963030A	STONE FAMILY TRUST	20316 RIVERPOINT LN	WILDER	ID	83676

MATT WILKE

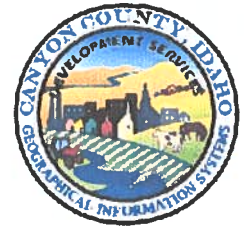
MAILED

# Neighborhood Notification Map

Parcel No. R36963013

Buffer Distance 600 Feet

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

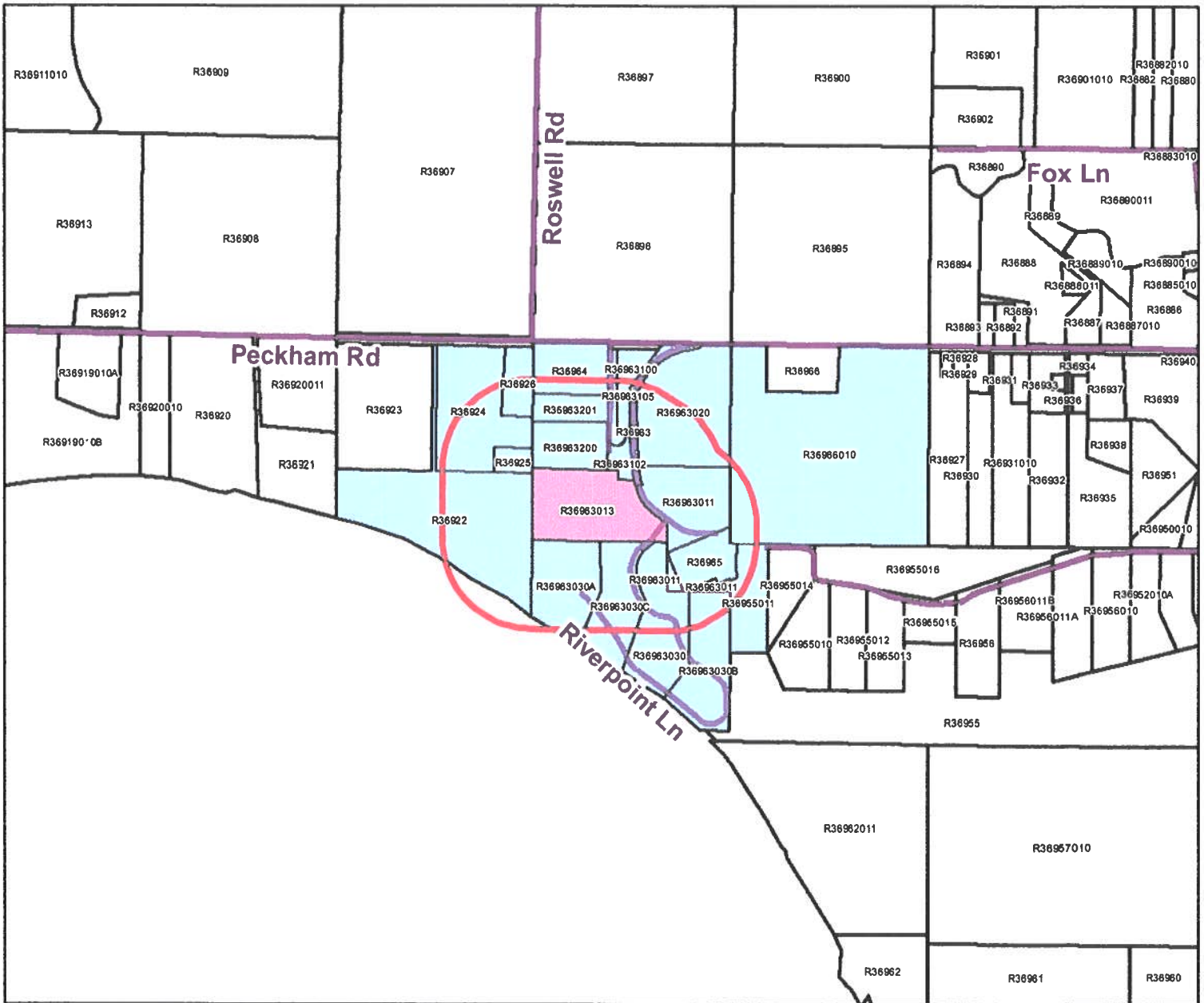


This map is for informational purposes only and does not suggest approval of the project.








Date: 6/26/2023

By: SHuggins

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



**Legend**

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

**SCALE** 1 in = 1,000 feet  
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.



White Barn Ventures, Inc.

6/29/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Rezone to Rural Residential for 3 residential building lots 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 Rezone is applied.

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

**Date:** Tuesday, 7/18/2023

**Time:** 6 PM

**Location:** 20762 Gravelly Ln., Wilder, ID 83676

**The project is summarized below:**

- Site Location: 20762 Gravelly Ln., Wilder, ID 83676
- Proposed access: Current driveway access for 20762 Gravelly Lane, pending final highway district approval.
- Site will encompass Parcel # R3696301300.
- Approximate Acreage: 8.47 Acres.
- 3 total lots including current home on site with an average lot size of approximately 2.82 acres after final approval.

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

Matt Wilke | PO Box 7, Middleton, Idaho 83644 | 208.412.9803 | matt@mywhitebarn.com



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

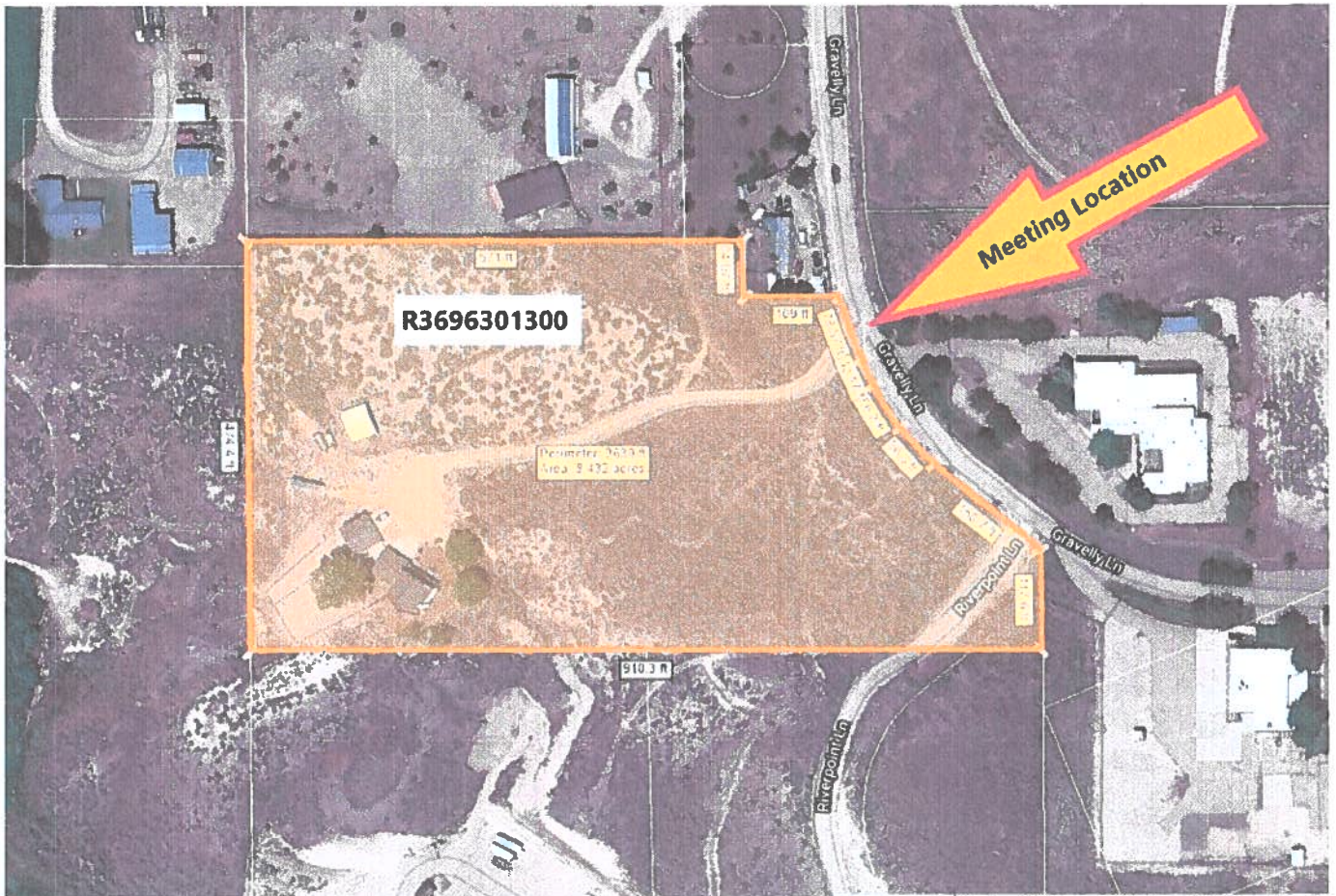
If you have any questions prior to the meeting, please call or text me at 208.412.9803, email [matt@mywhitebarn.com](mailto:matt@mywhitebarn.com), or write me @ P.O. BOX 7, Middleton, ID 83644.

Thank you,

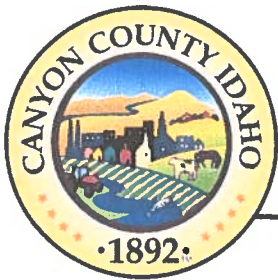
Matt Wilke

White Barn Ventures Inc.~ Applicant Representative for Eric and Sarah Hibbard.

### Proposed Site and Meeting Location







## AGENCY ACKNOWLEDGMENT

Date: 08/18/2023

Applicant: ERIC & SARAH H. BARD

Parcel Number: R3696301300

Site Address: 20762 GRAVELLY LANE, WILDER, ID 83676

### SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### Southwest District Health:

Applicant submitted/met for informal review.

Date: 08/18/2023 Signed: \_\_\_\_\_

Anthony Lee

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

#### Fire District:

District: Wilder Fire

Applicant submitted/met for informal review.

Date: 08/15/2023 Signed: \_\_\_\_\_

Paul Christensen

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

#### Highway District:

District: GOLDEN GATE HIGHWAY

Applicant submitted/met for informal review.

Date: 8/15/23 Signed: \_\_\_\_\_

Bob Watters Director of Highways

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

#### Irrigation District:

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

Applicant submitted/met for informal review.

Date: 12/14/23 Signed: \_\_\_\_\_

Wilder provided shut sporing no WR on property

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

#### Area of City Impact

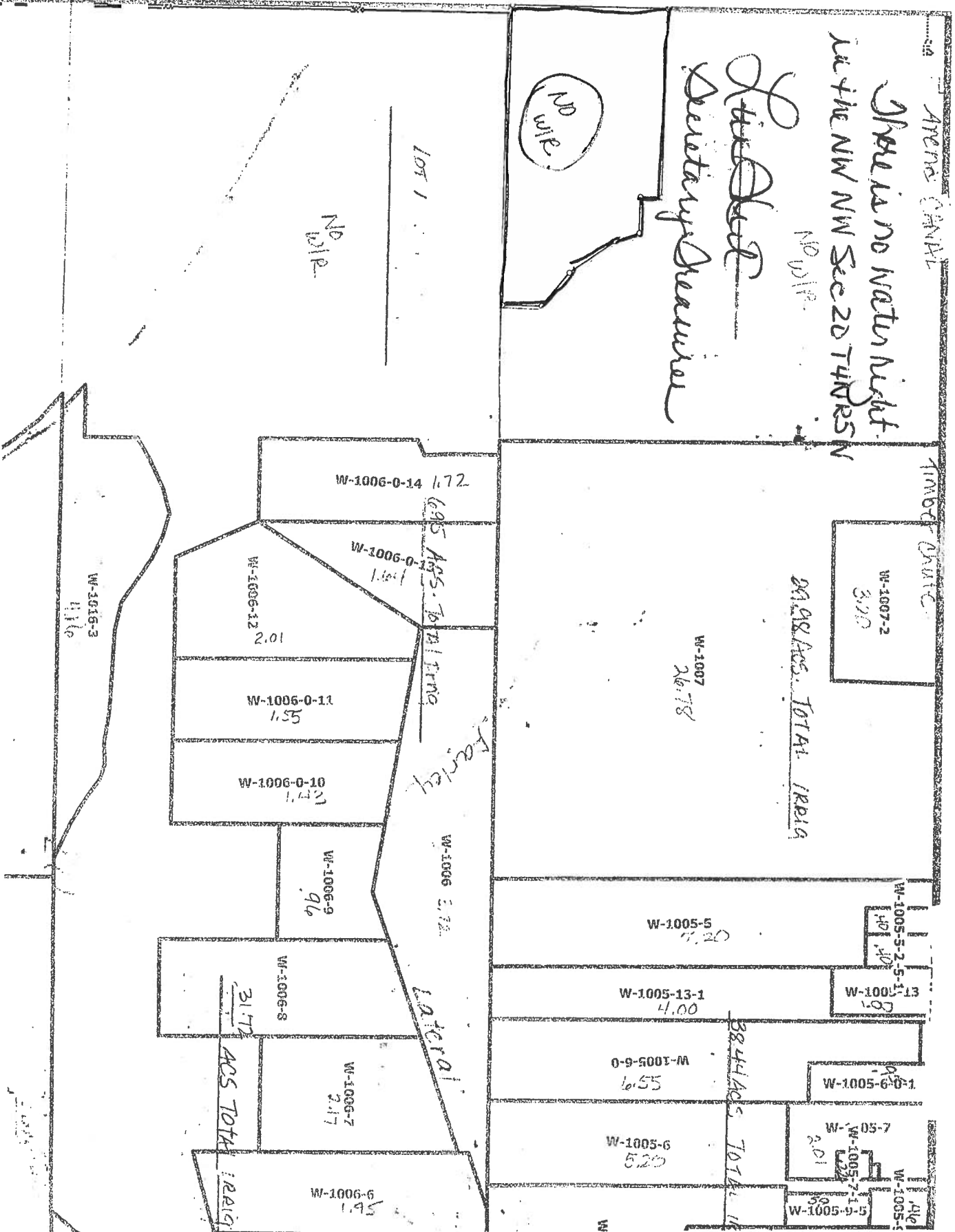
City: \_\_\_\_\_

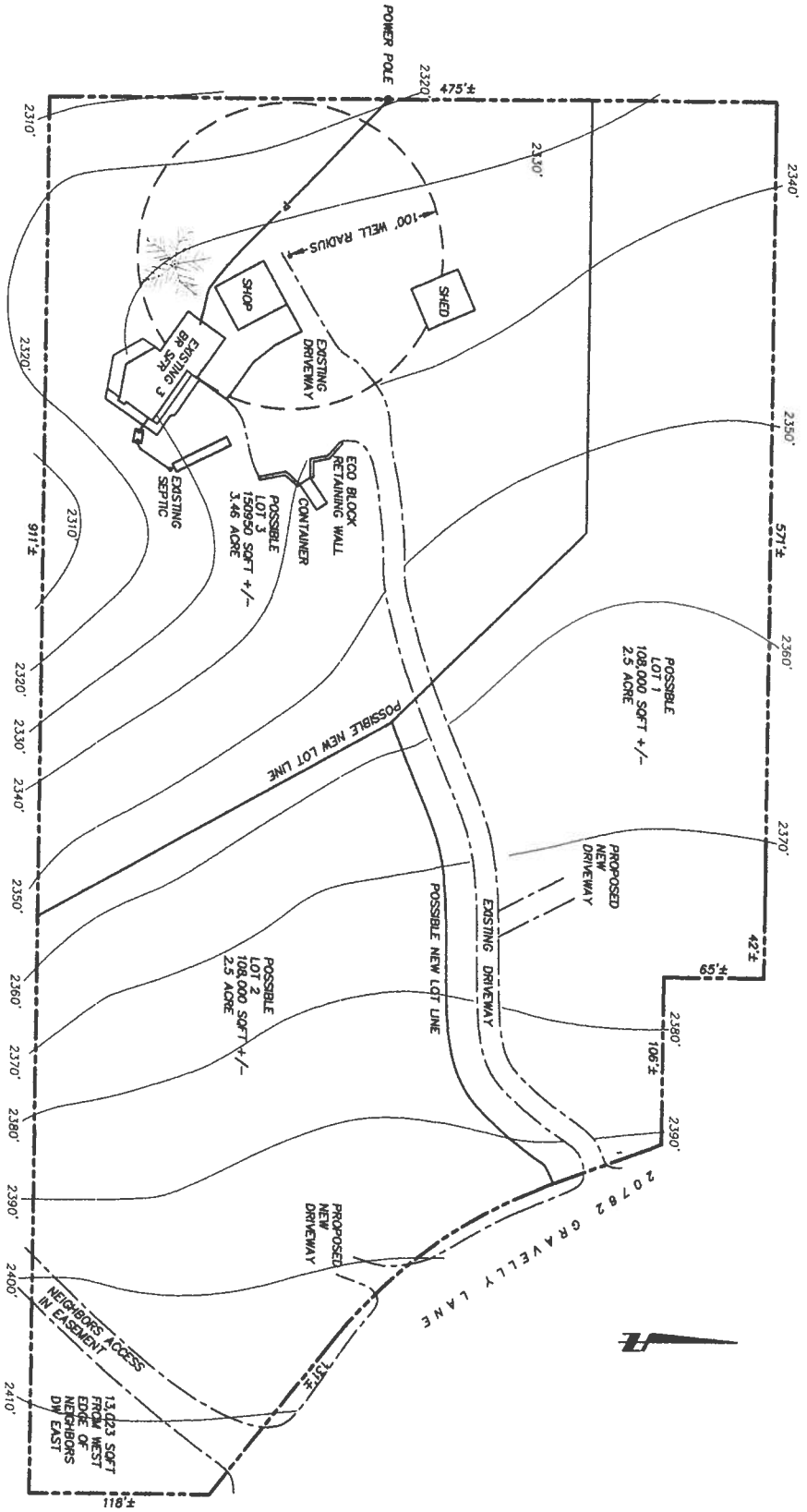
Applicant submitted/met for informal review.

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

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

# 4N 5W 20





Scale: 1" = 75'

0 75 150 225

**THIS IS NOT A SURVEY**  
 SITE FEATURES, TOPOGRAPHY, ELEVATIONS AND BENCHMARKS ARE BASED ON  
 ASSUMED DATUM PROVIDED BY THE OWNER AND COUNTY MAPPING SERVICES

8.44 ACRES  
 PRIVATE WELL

<p>PROPOSED 3 LOT SPLIT          TAX PARCEL #369 63 013</p>		
<p>FOR          ERIC &amp; SARAH HIBBARD</p>		
SCALE:	1" = 75' @ 11X17	
DATE:	11-14-2023	
JOB NUMBER:	N/A	
DRAWN BY:	ERIC	
REVISIONS:		
SHEET NUMBER	1 of 1	



5680 E. Franklin Rd., Ste. 150  
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 794086 KC/JB

**2022-003751**  
RECORDED  
**01/21/2022 10:16 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 TYOUREN \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

For Value Received The heirs or devisees of Gary D. DeMeyer and Virginia R. DeMeyer, deceased, their interest being subject to the administration of the estate of said Decedents in Canyon County, Probate Case No. CV14-21-06119, wherein Patricia M. Nielsen is appointed Personal Representative of said estate.

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Eric Hibbard and Sarah Hibbard, husband and wife

hereinafter referred to as Grantee, whose current address is 20762 Gravelly Lane Wilder, ID 83676

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

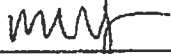
Dated: January 14, 2022

Estates of Gary D. DeMeyer and Virginia R. DeMeyer

By: Patricia M. Nielsen  
Patricia M. Nielsen, personal representative

State of Colorado, County of Boulder

This record was acknowledged before me on January 14<sup>th</sup>, 2022 by Patricia M. Nielsen, as personal representative of the estates of Gary D. DeMeyer and Virginia R. DeMeyer.



Signature of notary public

Commission Expires: 2/25/24

MARISA JUSTINIANO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204000117  
MY COMMISSION EXPIRES 02/25/2024

EXHIBIT A

This parcel is a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 00° 20' 17" West along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 849.11 feet to the TRUE POINT OF BEGINNING; thence South 89° 10' 32" East parallel with the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 571.27 feet; thence South 00° 20' 17" West parallel with the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 65.00 feet; thence South 89° 10' 32" East parallel with the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 109.05 feet to a point on a curve to the left; thence along said curve a distance of 5.78 feet, said curve having a radius of 349.00 feet, a central angle of 00° 56' 54", and a long chord which bears South 19° 10' 16" East a distance of 5.78 feet; thence South 19° 38' 43" East, a distance of 72.63 feet; thence South 25° 13' 29" East, a distance of 5.03 feet to a point on a curve to the left; thence along said curve a distance of 169.03 feet, said curve having a radius of 316 feet, a central angle of 30° 38' 51", and a long chord which bears South 35° 55' 50" East, a distance of 167.02 feet; thence South 51° 15' 15" East a distance of 130.58; thence South 00° 12' 16" West a distance of 117.62 feet to a point on the South boundary of said Northwest Quarter of the Northwest Quarter; thence North 89° 10' 32" West along the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 910.65 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00° 20' 17" East along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 474.69 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive ingress-egress easement being a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence South 00° 20' 17" West parallel with the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 849.25; thence North 89° 10' 32" West parallel with the South boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet to a point on the West boundary of said Northwest Quarter of the Northwest Quarter; thence North 00° 20' 17" East along the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 849.11 feet to the POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive ingress-egress easement being a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 504.09 feet to the TRUE POINT OF BEGINNING; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence South 00° 41' 12" West, a distance of 851.56 feet; thence North 89° 10' 32" West parallel with the South boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence North 00° 41' 12" East, a distance of 851.42 feet to the TRUE POINT OF BEGINNING.



Eric Hibbard &lt;soilsapp@gmail.com&gt;

## 20762 Gravelly Lane / Wilder ID 83676

3 messages

Eric Hibbard [REDACTED]  
 To: ZoningInfo@canyoncounty.id.gov

Sat, Dec 11, 2021 at 8:00 AM

Please see attached for required info/questions.  
 Thank you.

--  
 Soils Application LLC.  
 PO BOX 1120 Carlsborg, WA 98324  
 360-683-6300

 **Zoning questions.pdf**  
 175K

Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>  
 To: Eric Hibbard [REDACTED]

Mon, Dec 13, 2021 at 4:45 PM

In order to divide parcel R36963013 further it would require a Comprehensive Map Amendment (\$2500) to change the future zoning from agricultural to residential, then a Rezone (\$850) to change the current zoning from agricultural to residential, followed by the subdivision platting process (\$1680+\$10/a lot). The County would not recommend going through these applications because it would be unfavorable for approval at this time being as there is no residential zoning in the area and surrounded by agriculture.

A secondary dwelling is allowed so long as the property owner lives onsite in one of the two dwellings, can meet the property setbacks, and Southwest District Health will issue a septic permit. The more houses built off Gravelly Ln may trigger road improvement to take place at any given time.

An addition can take place so long as the proper building permit is pulled. A addition could be treated as a in-laws quarters but it has to share a heated building envelope space with the rest of the house. I recommend talking to a plans examiner.

The garage could be turned into living space with the proper building permit pulled. I recommend talking to a plans examiner.

You could build a root cellar and would need to talk to the building department to see if a permit would be needed.

If property has slopes over 15%, a grading and drainage plan would be needed to excavate on site. Excavation for dwelling use is fine, mineral extraction for processing, crushing, and screening is not allowed without a conditional use permit.

### 07-10-26: PURPOSES OF ZONES:

- (1) The purposes of the A (Agricultural) Zone are to
- A Promote the public health safety and welfare of the people of the County by encouraging the protection of viable farmland and farming operations.
  - B Limit urban density development to Areas of City Impact in accordance with the comprehensive plan.
  - C Protect fish wildlife and recreation resources consistent with the purposes of the "Local Land Use Planning Act" Idaho Code title 67 chapter 65
  - D Protect agricultural land uses and rangeland uses and wildlife management areas from unreasonable adverse impacts from development and
  - E Provide for the development of schools churches and other public and quasi-public uses consistent with the comprehensive plan

[https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty\\_id/0-0-0-3036](https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3036)

Thanks,



Cassie Lamb

Canyon County Planner I

[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)

208-454-6627

[Quoted text hidden]

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**Eric Hibbard** [REDACTED]  
To: [sarjona@saiservices.com](mailto:sarjona@saiservices.com)

Wed, Sep 7, 2022 at 4:12 PM

[Quoted text hidden]



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

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 81288

**Date:** 12/14/2023

**Date Created:** 12/14/2023 **Receipt Type:** Normal Receipt **Status:** Active

**Customer's Name:** Eric & Sarah Hibbard/Matt Wilke

**Comments:** CR2023-0013

**Site Address:** 20762 GRAVELLY LN, Wilder ID 83676 / Parcel Number: 36963013 0

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2023-0013	\$1,400.00	\$0.00	\$0.00

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

**Sales Tax:** \$0.00

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

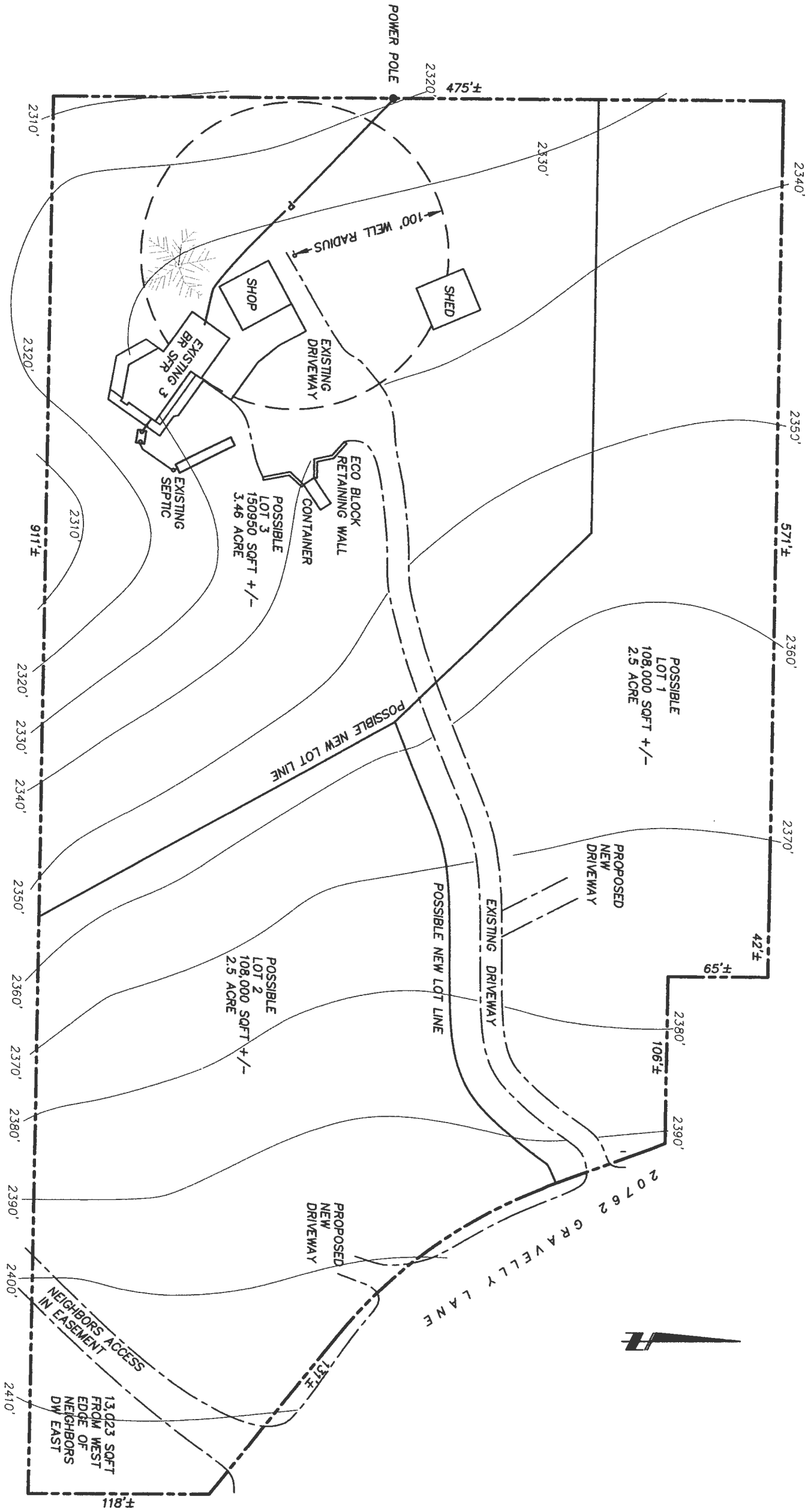
**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3323	\$1,400.00

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

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



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Scale: 1" = 75'  
 0 75 150 225



8.44 ACRES  
 PRIVATE WELL

<p>PH 360-460-1997          E-MAIL          SOILSAPP@GMAIL.COM</p>	
<p>PROPOSED 3 LOT SPLIT          TAX PARCEL #369 63 013</p>	
<p>FOR          ERIC &amp; SARAH HIBBARD</p>	
<p>SCALE:          1" = 75' @ 11X17</p>	<p>DATE:          11-14-2023</p>
<p>JOB NUMBER:          N/A</p>	<p>DRAWN BY:          ERIC</p>
<p>REVISIONS:</p>	<p>SHEET NUMBER          1 OF 1</p>